



City of Gaithersburg

31 South Summit Avenue
Gaithersburg, Maryland 20877

Planning Commission Regular Session Agenda
City Hall - Council Chambers
Wednesday, May 1, 2013, 7:30 PM

I. APPROVAL OF MINUTES

- A. April 3, 2013, Planning Commission Meeting
- B. April 17, 2013, Planning Commission Regular Session

II. CONSENT ITEMS

- A. **AFP-11-016 -- Criswell Fiat**
C-2 Zone
85 Bureau Drive
8,490-Sq.Ft. Addition
EXTENSION OF AMENDMENT TO FINAL PLAN APPROVAL

III. SITE PLANS

- A. **AFP-2277-2013 -- Krakovsky Residence**
MXD Zone
321 Firehouse Lane
720-Sq.Ft. Carriage House/Garage
AMENDMENT TO FINAL PLAN REVIEW

IV. ADJOURNMENT

To confirm accessibility accommodations, please contact the Department of Planning and Code Administration at 301-258-6330.

Please turn off all cellular phones and pagers prior to the meeting. Hand held signs brought may not be displayed in a manner which disrupts the meeting, blocks the view of spectators or cameras and poses a safety concern [e.g., signs mounted on stakes]. Your cooperation is appreciated.

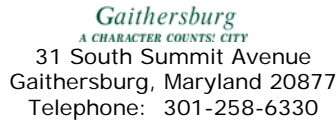
All revised site plans to be reviewed by the Planning Commission will be due twelve (12) days before the meeting. All plans, except for **Consent Agenda** items, will require the applicant to post sign(s) of the hearing date on the property under consideration at least nine (9) days before the meeting. Planning staff will provide all signs, which are to be picked up at City Hall. All information to be submitted for Planning Commission meetings will be due **no later than 12:00 PM on the Friday** before the meeting. Materials associated with any agenda item may be reviewed at the offices of the Planning and Code Administration during regular business hours.

The Planning Commission normally will not begin consideration of a new site plan 10:30 PM, and the Chairman will announce anything contrary. The Alternate does not participate on regulatory items, unless a Commissioner is absent.

This electronic version of materials related to applications before the City of Gaithersburg Planning Commission is provided as a courtesy to interested parties. This is not the official record of matters before the Planning Commission and the City of Gaithersburg cannot guarantee the accuracy of electronic transmissions. Click here to view the [City of Gaithersburg Website Disclosure Statement](#). Materials provided electronically are provided as submitted by applicants; the City of Gaithersburg is not responsible for materials submitted by applicants. All materials included in this transmission are subject to change. The official record of any matter before the Planning Commission is available for inspection by the public during regular business hours at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland 20877.

ANNOUNCEMENTS

There are no special announcements.



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
APRIL 3, 2013**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Geri Lanier, Danny Winborne, and Joseph Coratola (Alternate), Planning and Code Administration Director John Schlichting, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planner Seiden, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would not be actively participating this evening, since all Commissioners were present.

I. CONSENT ITEM

AFP-2080-2013 -- Wormald Residence
959 Featherstone Street
8,096-Sq.Ft. Addition
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to APPROVE the CONSENT Agenda.

Vote: 5-0

II. RECOMMENDATION TO BOARD OF APPEALS

BOA-2063-2013 -- Peter Joseph for Jolly Shows
Special Exception to permit a temporary carnival from May 15 through May 26, 2013, on the northeast parking lot of Lakeforest Mall, 701 Russell Avenue, Gaithersburg, Maryland. The property is located in the C-2 (General Commercial) Zone. The special exception is allowed by Zoning Ordinance (Chapter 24 of the City Code) § 24-118(2), subject to the review of the Board of Appeals.

Planner Seiden located the site and stated this application for a special exception amendment is almost identical to one granted to this applicant a year ago.

Applicant Peter Joseph, Jolly Shows, requested that operations be allowed to terminate at 11:00 p.m. from day one of operations, given that last year's operations ran without concerns.

There was no testimony from the public.

Vice-Chair Kaufman and Commissioner Lanier had no objections to the applicant's request. Commissioner Hopkins recommended additional language for staff's recommended Condition 3 for the waiver request, noting that the parking waiver may be applied to subsequent amendments to the special exception as long as no significant changes are made to the scope of the application and/or to the use of the mall property.

Planner Seiden voiced staff's recommendation for approval and referenced the recommended conditions as listed in the draft Board of Appeals resolution.

Vice-Chair Kaufman moved, seconded by Commissioner Winborne, to recommend to the Board of Appeals APPROVAL of Special Exception BOA-2063-2013 – Frank Joseph & Sons, Inc. (Jolly Shows), with the following conditions:

1. This special exception is granted for Frank Joseph & Sons, Inc. (dba Jolly Shows), only for the period from May 15, 2013, to May 26, 2013, and shall terminate after that time. Any subsequent carnivals shall require another public hearing by the Board of Appeals as an amendment to the special exception;
2. Operations shall terminate at 11:00 p.m. each evening unless a noise complaint is received, in which case operations on evenings subsequent to the complaint shall terminate at 10:00 p.m.; and
3. Applicant is to obtain a City of Gaithersburg Special Events permit prior to May 15, 2013.

Vote: 5-0

Vice-Chair Kaufman moved, seconded by Commissioner Hopkins, to grant Special Exception BOA-2063-2013, a TEMPORARY PARKING WAIVER of Zoning Ordinance § 24-219(c), with the following conditions:

1. Applicant is to obtain approval for Special Exception BOA-2063-2013 from the City of Gaithersburg Board of Appeals;
2. The temporary parking waiver will expire on May 27, 2013; and
3. This temporary parking waiver may be applied to subsequent amendments to the special exception for future carnivals during the month of May, provided that the applicant presents written property owner approval annually and there are no significant changes to the scope of the special exception application and/or the use of the mall property.

Vote: 5-0

III. RECOMMENDATION TO MAYOR AND COUNCIL

CTAM-1904-2013 -- Amendment to Chapter 24 (City Zoning Ordinance), Article III, entitled, "Regulations Applicable to Particular Zones," Division 1A, entitled, "Generally," § 24-22(A)(3), Division 1, entitled, "R-A Zone, Low Density Residential," § 24-25, Division 19, entitled, "MXD Zone, Mixed Use Development," §§ 24-160D.3 and 24-160D.9, Division 21, entitled, "CBD Zone, Central Business District," § 24-160F.2, Division 22, entitled, "CD Zone, Corridor Development," §§ 24-160G.2, 24-160G.6, and 24-160G.8 through 24-160G.10, Article V, entitled, "Site Development Plans," § 24-172, Article VI, entitled,

"Administration and Enforcement of Chapter," § 24-180, Article VIII, entitled, Amendment Procedure," §§ 24-198(C)(3) and 24-196, Article IX, entitled, "Signs," §§ 24-211 And 24-212, to make modifications so as to eliminate redundant provisions; update, correct, and/or clarify text and procedures; and modify the requirements for electronic signs and the timing for posting of public hearing signs.

Planning Director Pruss briefly reviewed the more significant amendments, i.e., to electronic signs regarding the measure of brightness/motion of signs, as well as schematic development plans, concept and sketch plans to facilitate their process, and to cross-reference daycare uses.

Vice-Chair Kaufman stated he had no concerns. Commissioner Hopkins commented favorably on this application and encouraged staff to continue the housekeeping work to improve the Zoning Ordinance. Chair Bauer commended staff for the work on this item.

Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to recommend ADOPTION of Text Amendment CTAM-1904-2013 to the City Council.

Vote: 5-0

IV. SITE PLAN

SP-12-0002 -- The Majestic at The Spectrum MXD Zone
Watkins Mill Road and Md. Rte. 355
Buildings F, H, L, M
FINAL PLAN REVIEW

Planning Director Pruss located the property and the site under consideration, and briefly reviewed the previous approvals of the project. She indicated the subject proposal includes infrastructure, parking and footprints for the above-referenced buildings and final architecture for The Majestic (Building H) only. Ms. Pruss noted that final architecture for Buildings F, L, and M would be submitted as a plan amendment when tenants are known.

Peter Henry, BP Realty, emphasized the attention to detail in this plan, particularly relating to materials of the building and around it, and introduced the applicant's team. He discussed ownership, management and maintenance of areas around the park, i.e., roads, sidewalks, building activity coordination, leasing, and landscaping.

Landscape Architect for the applicant, Luis Gonzalez, Studio LFG, recapped the design goals and philosophy of the project and discussed features of the Performers Park, the temporary parking to support the park and retail as well as the architectural style of Building H (The Majestic), the pedestrian and biking circulation, and sidewalk system.

Leigh Henry, BP Realty Investments, LLC, discussed building elevations, storefront design, materials, and the parking garage access revision. She requested a courtesy review of the comprehensive sign package, noting, in particular, a proposed sign panel on the retaining wall along Md. Rte. 355.

Architect for the applicant, Patrick Casey, Studio PSA, presented and discussed sample materials and colors, as well as particular architectural features. He also discussed the unit mix and sizes. Mr. Casey addressed Vice-Chair Kaufman's comment on a seemingly lack of

architectural interest of the Majestic Building by noting projections, balconies, colors, and material variations among other urban style features.

There was no testimony from the public.

Planning Director Pruss voiced staff's recommendation for approval, citing the basis for staff's recommendation, subject to conditions as listed in the Staff Comments. She briefly addressed the timing of review/approval of signage.

Commissioner Hopkins voiced a concern over the temporary parking lot not having a time stipulation for completion as an enforcing mechanism. Mr. Henry discussed the timing of parking provisions for the different pad sites and the purpose of the temporary lot, and noted the applicant is agreeable to putting some plantings at this time, if necessary. Language for requiring bonding as an enforcement mechanism was discussed. The two proposed parking waiver requests were discussed and no concerns were raised.

Commissioner Hopkins did not favor the level of building architectural detailing at the pedestrian level and voiced some concerns with the courtyards. Chair Bauer was also concerned with the design of building elevations along Watkins Mill Road. Unfavorable comments focused on the concrete component, penetrations not being regularized, and the need for integrating the design of the bottom floor with the top. Ms. Henry noted the applicant intends to work further on integrating design elements along the Watkins Mill Road side. Chair Bauer noted that given the concerns with the building architectural design at the pedestrian level, the architectural aspect of the plan is not ready for approval this evening.

Commissioner Winborne moved, seconded by Vice-Chair Kaufman, to grant SP-12-0002 - The Majestic at The Spectrum, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170, with the following conditions:

1. The applicant shall submit architectural elevations and landscape plans as an Amendment to Final Plan for Buildings F, L, and M prior to the issuance of any building permits for those buildings;
2. The applicant shall provide a storm drainage plan to direct the runoff from the temporary parking lot to the existing storm drain system to be reviewed and approved by Department of Public Works (DPW) prior to the issuance of site development permit;
3. The applicant shall revise the site, lighting, paving, storm drain and grade establishment plans and details as required by DPW prior to the issuance of site development permits;
4. The applicant shall receive approval of a final utility plan from DPW and letters from appropriate utility agencies including, but not limited to, Washington Gas, PEPCO, Verizon, and WSSC prior to the issuance of Public Works permits for each phase;
5. As part of building permit application and prior to approval of building permits, the applicant shall submit certification by a professional engineer with competency in acoustical analysis that the building shells will attenuate exterior noise levels to

an interior level not to exceed 45 dBA Ldn. A final noise mitigation plan shall be reviewed and approved by staff prior to the issuance of building permits;

6. The applicant is to ensure that the design of all multi-story buildings with ground floor retail accommodate mechanical vent shafts through all floors for the first floor units;
7. The applicant is to work with staff to locate new bus shelters near the Travis Avenue and Watkins Mill Road entrances to the development. The bus shelters shall be the City prototype without advertising;
8. The applicant is to finalize Art in Public Places Program (AIPP) agreement with the City;
9. At the time of final site plan application for Building L, the applicant shall work with staff to redesign/reorient Building L to minimize views of the drive through and to provide landscaping on both sides of the landscape wall surrounding the vehicle use areas;
10. Road construction phasing: Public road improvements including curb and gutter, paving, storm drain, sidewalk and street lights shall be completed in the following sequence:
 - a. Post Preserve Road from existing Maryland Route 355 to Station 5+81.50, and Spectrum Avenue from station 18+80.78 to existing Maryland Route 355 shall be constructed prior to occupancy permits being issued for Buildings A, B, C or S.
 - b. Spectrum Avenue from station 11+20 to 18+80.78, and Spectrum Boulevard from Watkins Mill Road to Spectrum Avenue shall be constructed prior to occupancy permits being issued for Buildings D, E, F, G, H, I, J, K, L, and M.
 - c. Spectrum Avenue from station 7+24.83 to 18+80.78 shall be constructed when the parking lot for future Building Q is constructed.
 - d. Spectrum Avenue from existing Professional Drive to station 7+24.83 shall be constructed prior to occupancy permits being issued for Building R.
11. The applicant shall return to the Planning Commission for final approval of architectural details as an amendment to final plan prior to the issuance of building permits for Building H.

Vote: 5-0

V. FROM THE COMMISSIONAlternate Commissioner Coratola

Commended the Commission for the quality of their review this evening.

Commissioner Hopkins

Suggested considering approving temporary uses on designated places via the licensing process to facilitate application/review processes for applicants.

VI. FROM STAFFPlanning and Code Administration Director Schlichting

1. Provided status reports on MedImmune and associated aspects of that project, the Frederick Avenue Development Capacity Study, and possible gas tax implications of the Watkins Mill interchange.
2. Noted he would be attending (April 13-17) the American Planning Association 2013 National Conference in Chicago.

Community Planning Director Schwarz

Listed upcoming events in April, including the State of the City Dinner, the Planning Commission Webinar, and a joint public hearing on Crown Neighborhood 1.

VII. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 9:56 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
APRIL 17, 2013

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Geri Lanier, Danny Winborne, and Joseph Coratola (Alternate), Planning and Code Administration Director John Schlichting, Community Planning Director Trudy Schwarz, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would not be actively participating this evening, since all Commissioners were present.

I. APPROVAL OF MINUTES

March 20, 2013, Planning Commission Meeting

Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to APPROVE the Minutes of the March 20, 2013, Planning Commission Meeting, as submitted.

Vote: 5-0

II. SIGN PERMITS

SIGN-2665-2013 -- 7-Eleven Convenience Store
3 Professional Drive
Electronic Sign
SIGN APPROVAL

MXD Zone

Community Planning Director Schwarz located the property and the location of the existing sign which is the subject of this application. The proposal is to convert it from changeable letters to an electronic sign that would show the regular unleaded gasoline price only. She presented the existing and proposed sign elevations and noted the State only requires automobile filling stations to show the lowest price.

There was no testimony from the public.

Mrs. Schwarz voiced staff's recommendation for approval, as it meets the approval criteria of the City Code. The Commission voiced no objections and moved as follows:

Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to grant SIGN-2665-2013, 7-Eleven Convenience Store, SIGN APPROVAL, finding it in compliance with Zoning Ordinance § 24-212.

Vote: 5-0

SIGN-2376-2013 -- 6 Diamond Avenue
Waiver of Letter Height
SIGN APPROVAL

CBD Zone

Community Planning Director Schwarz located the site, provided background information regarding the property, and presented a photograph of the existing sign and a rendering of the one proposed. She indicated the proposal includes a waiver request of the required lettering height (7") for the proposed 4"-and smaller lettering. She answered questions relating regulations for the property address number on the sign. The applicant was absent.

Mrs. Schwarz voiced staff's recommendation for approval of the sign adjustment, as it complies with the City Code.

There was no testimony from the public.

Chair Bauer voiced a concern that the evidence the applicant had provided is insufficient for justifying the letter height waiver request, noting the proposal does not fulfill the objective of the Sign Ordinance and it does not positively contribute to the streetscape. Commissioner Winborne and Vice-Chair Kaufman shared Chair Bauer's concerns. Commissioner Lanier was also concerned about safety due to the amount of text on the sign being distracting to motorists. Commissioner Hopkins did not favor the visual impact on the pedestrian environment. The Commission noted that 7" lettering provides clarity for the pedestrian and reduces clutter.

Chair Bauer identified the options for action. Community Planning Director Schwarz recommended deferral.

Vice-Chair Kaufman moved, seconded by Commissioner Winborne,
to DEFER SIGN-2376-2013, 6 Diamond Avenue.
Vote: 5-0

III. FROM THE COMMISSION

Commissioner Hopkins

Reported the outcome of the latest Urban Land Institute (ULI) local planning conferences signal a more aggressive entrepreneurial trend in real estate development.

Vice-Chair Kaufman

Commented on the Kentlands Oktoberfest this year is to be expanded and improved.

Commissioner Lanier

Commented favorably on the Planning Commission webinar held on April 13, noting it confirmed that good planning principles are already in practice by this Commission.

Chair Bauer

Reported attending the American Planning Association's 2013 National Planning Conference in Chicago (April 13-17), noting he would discuss at an upcoming session some themes of interest for the City.

IV. FROM STAFF

Community Planning Director Schwarz

Stated the Commission's meetings in May would follow the regular calendar and a joint public hearing with the City Council on a text amendment for the Board of Appeals Article and other housekeeping items is forthcoming.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 7:50 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 1, 2013

SITE PLAN: **AFP-11-016**

TITLE: **CRISWELL AUTOMOTIVE**

REQUEST: **CONSENT APPROVAL**
EXTENSION OF APPROVAL
AMENDMENT TO FINAL PLAN APPROVAL
For 11,130 Square Feet Fiat Service Building

ADDRESS: 86 Bureau Drive

ZONE: C-2 (General Commercial) Zone

Applicant/Owner: Foresees, LLC c/o Criswell Chevrolet, Harry Criswell

Architect: Flanagan Architects, Tom Flanagan

Engineer: Macris, Hendricks & Glascock, PA, Lauren Ireland

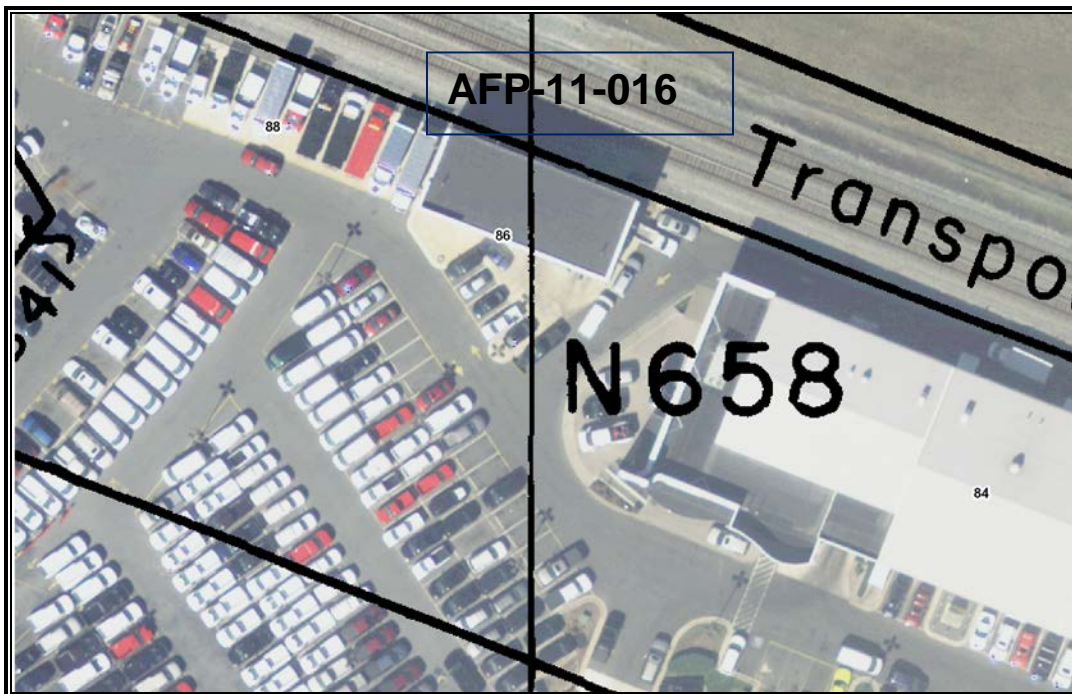
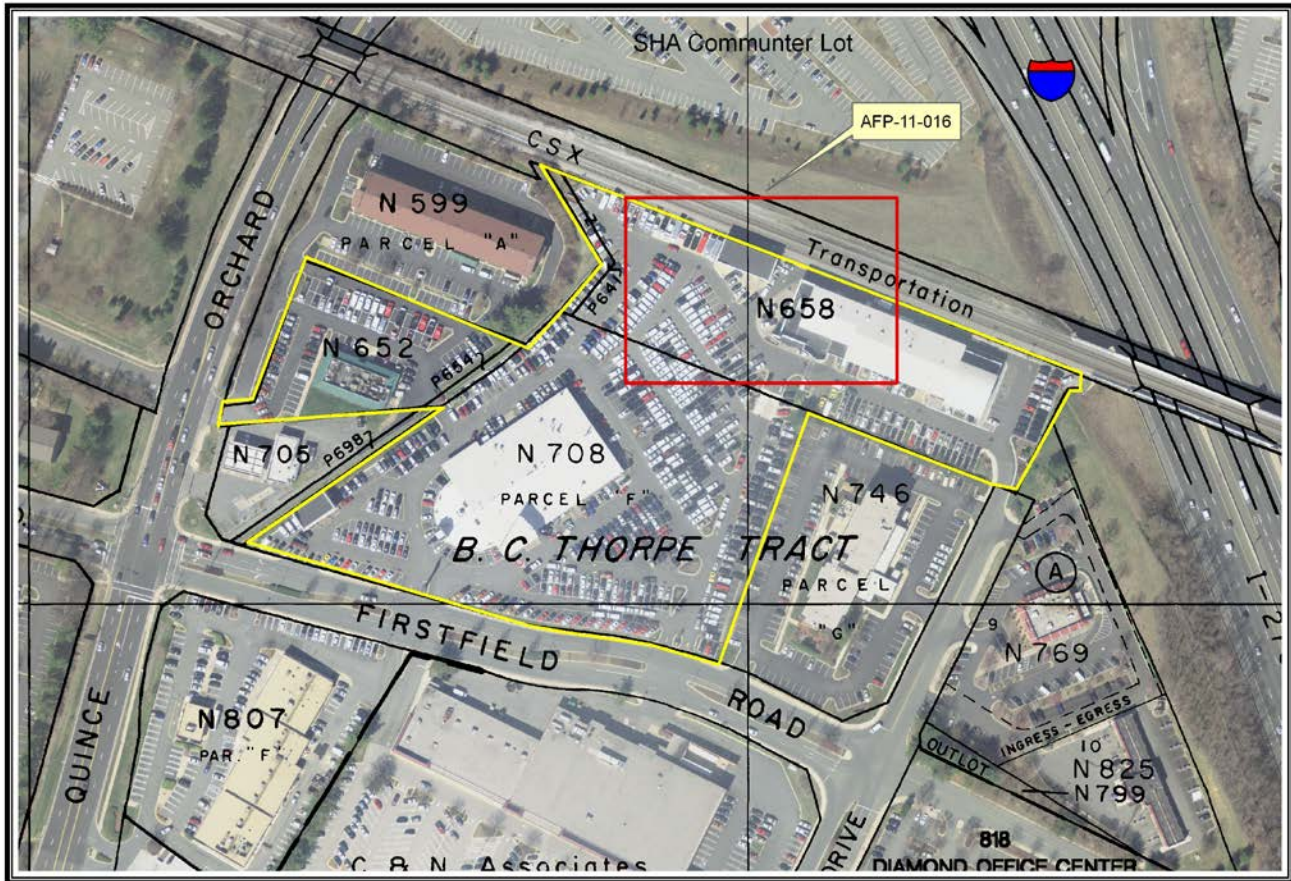
STAFF PERSON: **Trudy Schwarz, Community Planning Director**

Enclosures:

Location Map
Staff Comments
Exhibits

Exhibit 1: Letter from Harry Criswell, April 18, 2013
Exhibit 2: Minutes of the June 1, 2011 Planning Commission Meeting
Exhibit 3: Site Development Approval, June 1, 2011
Exhibit 4: Approved Plans – AFP-11-016

AFP-11-016
CRISWELL AUTOMOTIVE –86 Bureau Drive



STAFF COMMENTS

I. BACKGROUND:

At the June 1, 2011, Planning Commission meeting, the Planning Commission approved Amendment to Final Site Plan AFP-11-016 which converts the existing parts storage building into a vehicle service center for Fiat (Exhibits #2 & 3). The property is addressed as 86 Bureau Drive. The specific parcel for this building is zoned C-2 (General Commercial), located at the end of Bureau Drive. The Criswell Automotive property is east of Quince Orchard Road, north of Firstfield Road and west of Bureau Drive.

The approved application converts and adds on to the existing 2,640 square foot parts building to build a vehicle service center for a total square footage of 11,130 square feet for Fiat. A detailed staff report concerning Amendment to Final Site Plan AFP-11-016 can be found at the following link:

http://www.gaithersburgmd.gov/Documents/pc_11/060111/AFP_11_016.pdf

The applicant has been unable to move forward with this project within the time period required for construction by the City Code. In accordance with Section 24-173(a), the applicant has submitted a letter requesting an extension of the AFP-11-016 approval. This letter, received on April 24, 2013, is attached as Exhibit #1. This is the final extension allowed for this project.

Below are "snap shot" of the rendered approved plans and the architectural elevations:



Rendered Site Plan, June 1, 2011



II. SCOPE OF REVIEW:

The approved site plan has not been constructed to date. Section 24-173 (a) states the following:

(a) One or more of the uses proposed for land which is the subject of the site development plan shall be established on such land within two (2) years after the date of approval of the plan or the plan shall become void; provided, that the planning commission may extend such time upon request filed within the two year period and may grant further a one (1) year extension upon request filed within the period of any extension; provided, that the total length of the original approval and extension shall not exceed three (3) years. Such extension requests may be processed as consent items as described in § 24-172A(a).

Accordingly, the applicant is requesting an extension for the approved final site plan. If granted, this extension of approval expires June 1, 2014.

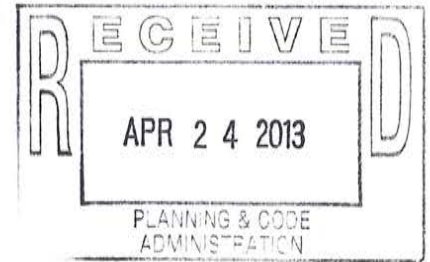
III. CONCLUSION.

Staff recommends **TO GRANT CONSENT APPROVAL OF EXTENSION OF AMENDMENT TO FINAL PLAN, AFP-11-016, CRISWELL AUTOMOTIVE AT 86 BUREAU DRIVE, FINDING IT IN COMPLIANCE WITH § 24-173(a), WITH THE FOLLOWING CONDITION:**

1. **Applicant is to submit a sign package prior to final building permit inspection approval.**



FIAT OF GAITHERSBURG



April 18, 2013

Mr. John Bauer, Planning Commission Chair
City of Gaithersburg
31 Summit Ave.
Gaithersburg, Md. 20877

Re: Extension for AFP-11-016

Dear Mr. Bauer,

I would like to request an extension for the above plan AFP-11-016. The past economic climate prohibited construction of the Site Plan, but at this time I am considering moving forward with the project.

If you have any questions please feel free to give me a call.

Sincerely,

A handwritten signature in dark ink, appearing to read "H. E. Criswell III", with a stylized flourish at the end.

Harry E. Criswell III
President

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
JUNE 1, 2011**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Geri Lanier, and Danny Winborne, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, and Recording Secretary Myriam Gonzalez.

I. APPROVAL OF MINUTES

May 18, 2011, Planning Commission Meeting

Vice-Chair Kaufman moved, seconded by Commissioner Hopkins to APPROVE the Minutes of the May 18, 2011, Planning Commission Meeting as submitted.

Vote: 3-2-0 (Abstained: Commissioners Lanier & Winborne)

II. CONSENT ITEMS

AFP-11-028 -- Flowers Apartments CD Zone
511 South Frederick Avenue
9-Unit Addition
EXTENSION OF APPROVAL

AFP-11-018 -- The Goddard School MXD Zone
900 Wind River Lane
230-Sq.Ft. Enclosed Walkway
AMENDMENT TO FINAL PLAN REVIEW

Commissioner Hopkins moved, seconded by Vice-Chair Kaufman, to APPROVE the Consent Agenda.

Vote: 5-0

III. SITE PLAN

AFP-11-016 -- Criswell Fiat C-2 Zone
85 Bureau Drive
8,490-Sq.Ft. 2-Story Addition
AMENDMENT TO FINAL PLAN REVIEW

Community Planning Director Schwarz located the property on an aerial photograph as well as the location of the building proposed for expansion. Mrs. Schwarz introduced the applicant.

Engineer for the applicant, Mathew Pohlhaus, Macris, Hendricks and Glascock, P.A., presented a rendered site plan for proposed improvements to an existing parts storage building to create a services center for Fiat, which is currently operating in the main building. He noted the

proposal includes increasing the building footprint for the service bays, restriping of the area parking service, stormwater management beneath the asphalt pavement, and at grade access to building.

Architect for the applicant, Chris McGilly, presented rendered elevations for architectural details, noting two red towers with aluminum composite and two other towers in the back. Presented color samples and a photograph of the existing fiat building.

There was no public testimony.

Mrs. Schwarz voiced staff's recommendation for approval, as the plan meets the approval criteria of the City Code with conditions that she listed. She answered questions of Chair Bauer regarding parking and it was noted there is ample parking on the site. The Commission voiced no concerns and moved as follows:

Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to grant AFP-11-016 - Criswell Fiat, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172A, with the following conditions:

1. Applicant is to provide the location of the relocated light fixtures, to be approved by the Department of Public Works before the issuance of a building permit; and
2. Applicant is to submit a sign package prior to final building permit inspection approval.

Vote: 5-0

IV. FROM THE COMMISSION

Commissioner Winborne

1. Commended the City for the Book Festival, held on May 28, 2011, and the complimented staff responsible for organizing it.
2. Congratulated all high school graduates in the City.

Commissioner Hopkins

Shared Commissioner Winborne's comments on the Book Festival, adding that it is great repurposing of space and an example of good urban planning.

Commissioner Lanier

Thanked City for its recognition of Memorial Day.

V. FROM STAFF

Planning Director Pruss

Announced that a joint work session previously scheduled for June 13 has been cancelled.

Community Planning Director Schwarz

SITE DEVELOPMENT APPROVAL

Applicant:

FORESEES LLC
503 QUINCE ORCHARD RD
GAITHERSBURG MD
208781407 208781407

Project:

Site Plan: AFP-11-016
Proj Name: Criswell Fiat
Lot\Block:
Address: 86 BUREAU DR GB
Action: Planning Commission Approval

Description: Renovations to the existing 2,640 sq. ft. storage/service building and a proposed 8,490 sq. ft., two-story addition for auto service building for Fiat.

Dear Applicant:

The City of Gaithersburg Planning Commission, at their **June 1, 2011** meeting, reviewed and approved your application, finding the plan in conformance with Zoning Ordinance Sec. 24-170 and/or Sec.24-172A.

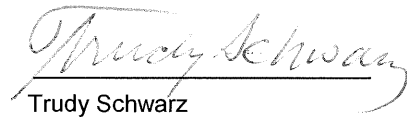
All permits required by the Ordinance of the City of Gaithersburg may now be applied for at the Planning and Code Administration at City Hall, 31 South Summit Avenue. See procedure described on the reverse side of this form.

This approval is issued subject to all contingencies enumerated on the reverse side of this form. Additional requirements of this approval are listed below:

- 1: Applicant is to provide the location of the relocated light fixtures to be approved by Department of Public Works prior to the issuance of a building permit; and
- 2: Applicant is to submit a sign package prior to final building permit inspection approval.

Date: June 02, 2011

Planner:


Trudy Schwarz

CONTINGENCIES OF ISSUANCE:

1. Conditions may be attached to the S.D.A. (Site Development Approval) as deemed reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of the Zoning Ordinance of the City of Gaithersburg.
2. **Note:** Deviation from the plans (including elevations) so approved shall **not be permitted** without reapproval of the Planning Commission. Any such deviation without prior approval shall constitute a violation of the City's Zoning Ordinance.
3. Construction or operation shall commence within two years of the date of the original approval by the Planning Commission; if not, a new final approval becomes necessary if extension request has not been filed with the Planning staff of the Planning and Code Administration. No permits shall be issued without S.D.A. approval (see below).
4. The staff shall not be empowered to waive dedication of right-of-way and easements required by the General Plan or Master Plans for particular planning areas.
5. Issuance of S.D.A. shall not constitute the right to occupy the property; only a subsequent Occupancy Permit and Inspection Approval issued by the Permits and Inspections staff of the Planning and Code Administration can do this.
6. Issuance of the S.D.A. by the City of Gaithersburg shall not relieve the applicant of the responsibility to comply with any additional City requirements, or those of other governmental jurisdictions.

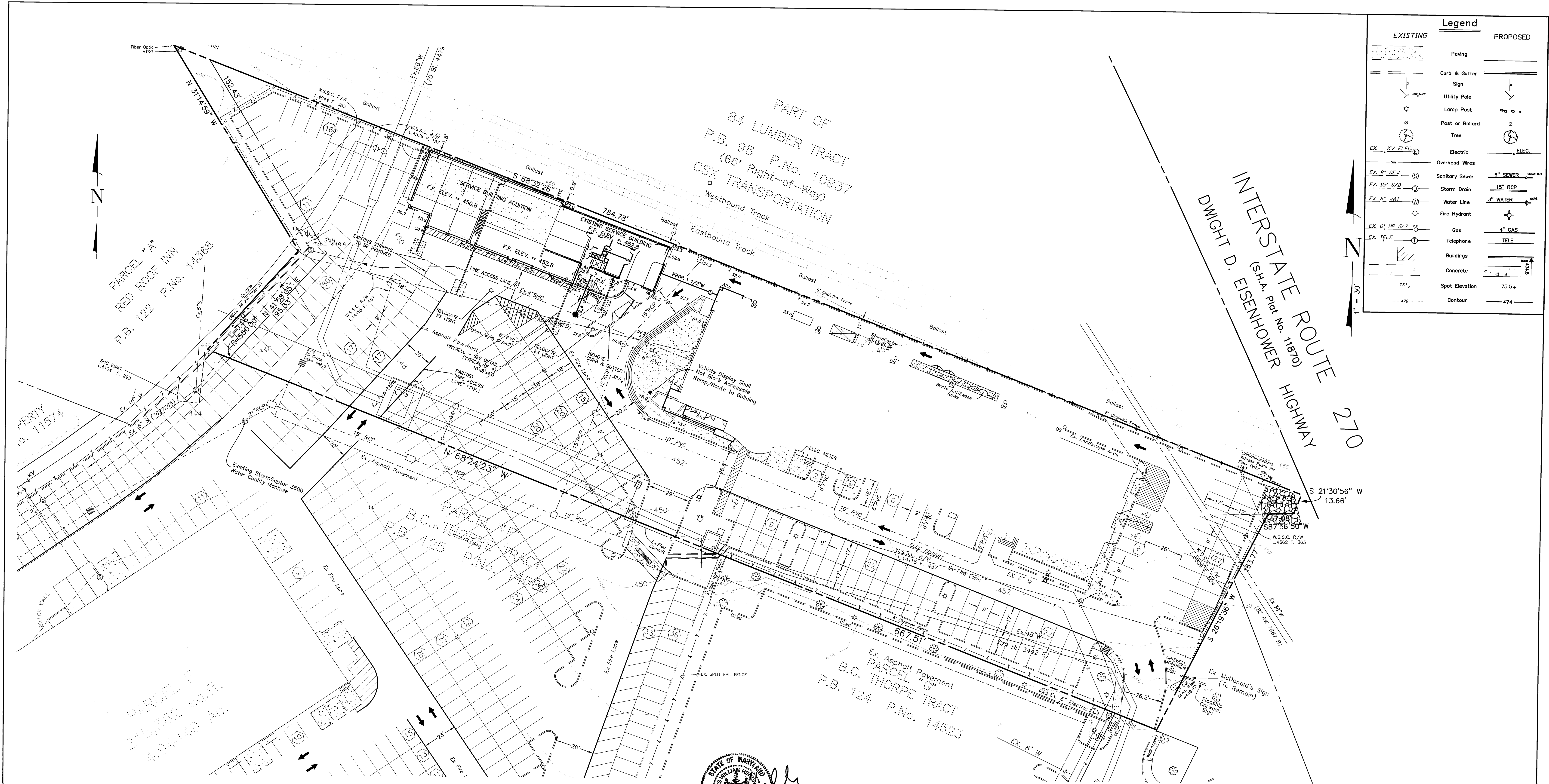
BUILDING PERMIT PROCESS:

The following procedure must be followed by an applicant with respect to obtaining a building permit for a site which has received *final* approval from the City of Gaithersburg's Planning Commission:

1. Applicant receives **S.D.A.** (Site Development Approval) form with conditions from Planning and Code Administration immediately following approval of plan by the Planning Commission.
2. To begin permit process, applicant must submit a full package of **original plans and one paper print package** (including but not limited to site plan, landscape plan, storm/paving plans, forest conservation plan (FCP), sediment control plans, storm water management plans and architectural elevations as applicable) to the Director of Public Works for his/her signature. When package is signed, Public Works will notify applicant to pick-up original plans. The paper print package is retained by the Director of Public Works.
3. The applicant must submit a full paper print package and the original plans package as defined above to the Planner, who will then sign the original **site plan, landscape plan, forest conservation plan, and building elevation only**; however, the entire package of originals will remain together. When signature of Planner has been affixed, Planning and Code Administration staff will notify applicant to pick-up entire signed original plan package. The paper print package is retained by the Planning and Code Administration.
4. When applying for: a **sediment control, grading and/or sitework permit**, applicant submits four (4) complete sets of paper prints of the signed plans and a copy of the S.D.A. to Permits and Inspections staff of the Planning and Code Administration.
5. When applying for a **building permit**, applicant submits a copy of site plan and three (3) full sets of Maryland Architect stamped construction/design plans and a copy of stamped and Planning Commission approved building facade elevation and a copy of the S.D.A., in addition to other items required on the Building Permit Application.

A historic area work permit is required for alterations to public or private property containing a historic resource. No work can be undertaken prior to issuance of a Certificate of Approval by the Historic District Commission.

I:\92385\dwg\SPA_13_01.dwg, 24x36 AFP 2, 6/8/2011 8:35:10 AM, Copyright © 2011 Macris, Hendricks & Glascock, P.A.



GENERAL NOTES:

1. All perimeters, paving edges, and islands shall be curbed
2. Curbs, gutters, sidewalks, and paving shall be installed in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water.
3. All paving, storm drainage, utilities (except for WSSC water mains), and improvements on this parcel are private and maintenance is the responsibility of the owner.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

| |
|--|
| CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING |
| FINAL APPROVAL |
| DATE <u>6/13/11</u> |
| BY <u>James W. Hendricks</u> |

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 1, 2011

APPLICATION NO. AFP-11-016 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH TWO (2) CONDITIONS. SEE S.D.A. LETTER.

DATE 6/13/2011 BY Judy Schwanz

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

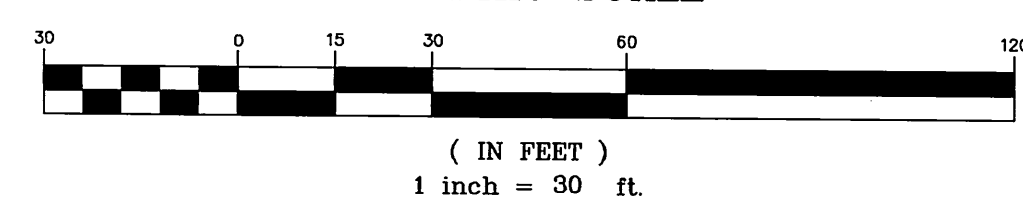


Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 10660, Expiration Date: 10-30-11

James W. Hendricks
James W. Hendricks

GRAPHIC SCALE



OWNER/DEVELOPER
FORESEES LLC
HARRY CRISWELL III
503 QUINCE ORCHARD RD.
GAITHERSBURG, Md. 20878
(301) 948-0880

| NO. | DATE | DESCRIPTION | BY |
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TAX MAP FT 342

ADC 5047 F7
WSSC 224 NW 10

SITE DEVELOPMENT PLAN
84 LUMBER TRACT
CRISWELL FIAT
P.B. 98 P. 10937

CITY OF GAITHERSBURG - MONTGOMERY COUNTY - MARYLAND



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

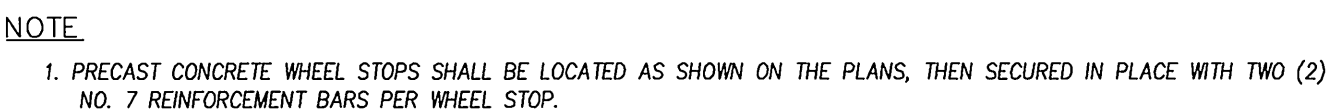
Phone 301.670.0840
Fax 301.948.0893
www.mhgapa.com

| | |
|--------------------------|-----------------|
| Proj. Mgr. MWP | Designer MWP |
| Date 6-8-11 | Scale 1"=30' |
| Project No. 92-385-13 | Sheet 2 of 3 |



THE PAVEMENT SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (REFER TO THE FEDERAL REGISTER VOL. 56, NO. 144, 4.30 SIGNAGE).

RESERVED PARKING SIGNAGE



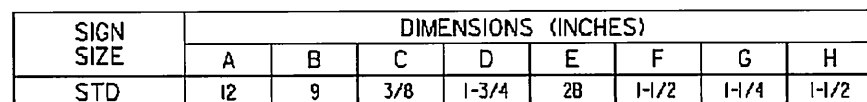
PRECAST CONCRETE WHEEL STOPS

MSHA STANDARD NO. MD 634.04



RAMPS SHOWN ON THIS PLAN ARE TO HAVE A
DETECTABLE WARNING SURFACE IN ACCORDANCE
WITH SHA STANDARD MD-655.40

1. The topography is from a field survey prepared by Macris, Hendricks, & Glascock, P.A., dated July 1997. The Boundary is from deeds and plats of record verified by a field survey by MHG.
2. Notify "Miss Utility" at 1-800-252-7777, 48 hours prior to beginning any site disturbance.
3. Information concerning underground utilities was obtained from available records. The Contractor must determine the exact location of existing utilities by digging test pits at all utility crossings well in advance of trenching. If clearance is less than shown on this plan contact this office.
4. Should the contractor discover discrepancies between the plans and field conditions, this office is to be notified immediately to resolve the situation. Should the contractor make field corrections or adjustments without notifying the Engineer, then the contractor assumes all responsibility for those changes.
5. When tying into existing paving, trim paving edge to provide a clean, straight, and vertical joint.
6. Slope smoothly between indicated elevations to provide positive drainage of all areas graded or disturbed by this construction. Maximum slope on earth banks is 2.5:1.
7. Handicap Parking, Access, Handrails, and Railings for the disabled shall conform to the "Americans with Disabilities Act" (ADA), requirements and should comply with Maryland Building Code for the handicapped.
8. The Site is exempt from forest conservation.
9. Existing striping is to be maintained except in areas of new construction. Actual storage configuration may vary with model and type of vehicle.
10. All paving, storm drainage, utilities (except for WSSC water mains) and improvements on this parcel are private and the maintenance is the responsibility of the owner.
11. All perimeters, paving edges, and islands shall be curbed.
12. Curbs, gutters, sidewalks, and paving shall be installed in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water.
13. Overlay paving in areas where striping is to be removed.
14. Loading and unloading of vehicles to be done on site, not within the public right of way.



MUTCD SECTION - NONE
MUTCD SUPPLEMENT - NONE

LEGEND - GREEN
BACKGROUND - WHITE

NOTE : CITY OF GAITHERSBURG MAXIMUM FINE IS \$250.00



| SIGN SIZE | DIMENSIONS (INCHES) | | | | | | | | |
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MUTCD SECTION - 2B-31, 2B-32
MUTCD SUPPLEMENT - 2B-31, 2B-32, 2B-33

LEGEND & BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

R7-8(5)

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| NO. | DATE | DESCRIPTION | BY |

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

TAX MAP FT 342

WSSC 224 NW 10

P.B. 98 P. 10937

CITY OF GAITHERSBURG – MONTGOMERY COUNTY – MARYLAND



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhgpaa.com

| | |
|--------------------------|-----------------|
| Proj. Mgr. MWP | Designer MWP |
| Date 6-8-11 | Scale N.T.S. |
| Project No. 92-385-13 | Sheet 3 of 3 |


84 BUREAU DRIVE
GAITHERSBURG, MD 20878

Project #: 110900

File:

Drawn by: JDL

Date(s):



EX 1

LEGEND

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON JUNE 1, 2011

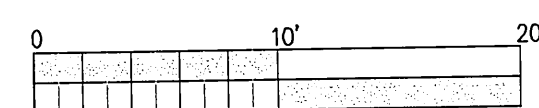
APPLICATION NO. APF-11-016 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

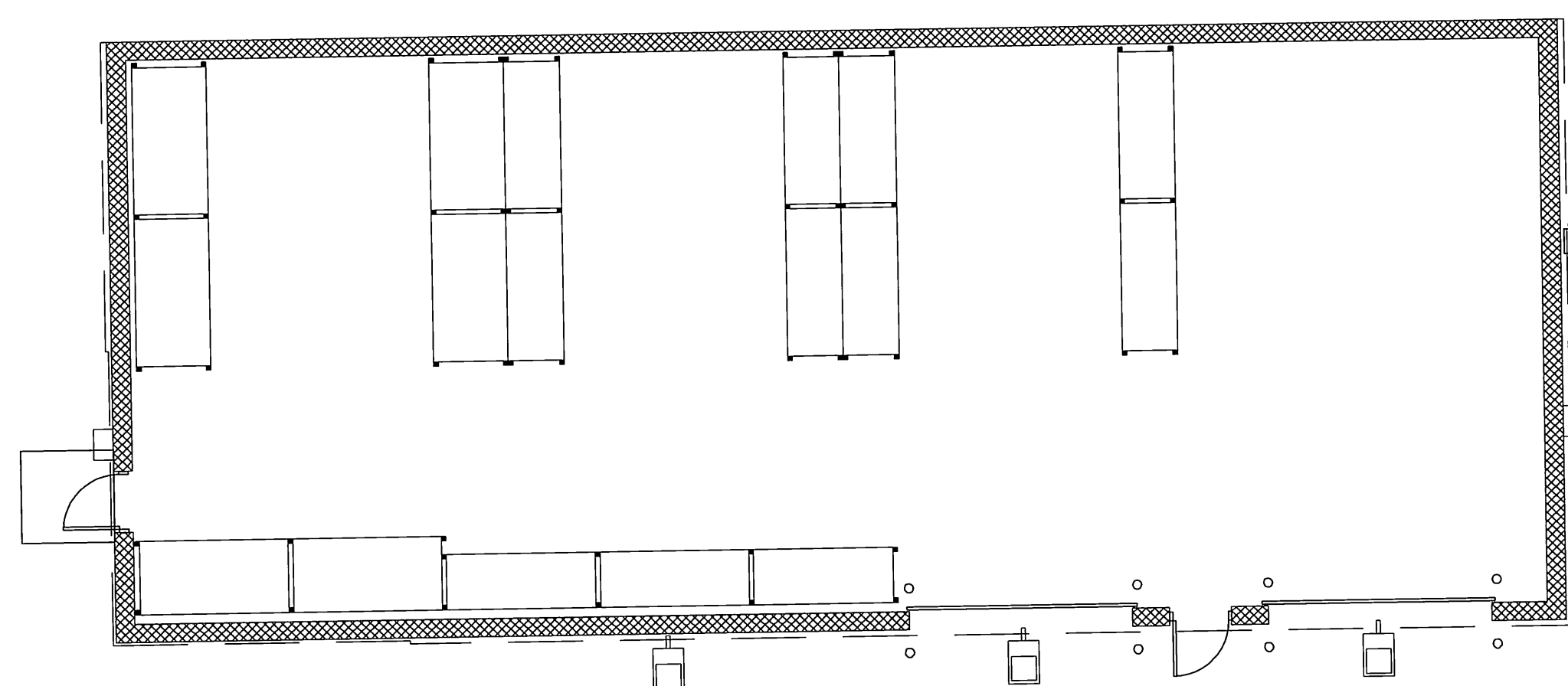
WITH TWO (2) CONDITIONS. SEE S.D.A. LETTER.

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



LINEWEIGHTS

WHITE
MAGENTA
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■ ■ ■

Flanagan
ARCHITECTS, AIA

8120 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814
TEL: (301) 652-4811

PROFESSIONAL CERTIFICATION:
"I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the State of Maryland,
license #8831, exp. date 30 November 2011."

Job Name: **CRISWELL FIAT SERVICE**

4 BUREAU DRIVE
GAITHERSBURG, MD 20878

Sheet Description

ELEVATIONS

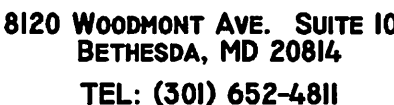
Project #: 110900

File: AS NOTED

Drawn by: JDL

Date(s):

EX 2







PROFESSIONAL CERTIFICATION:
 "I certify that these documents were
 prepared or approved by me, and that I
 am a duly licensed architect under the laws
 of the State of Maryland,
 License #8831, exp. date 30 November 20

Job Name: **CRISWELL FIAT SERVICE**

44 BUREAU DRIVE
GAITHERSBURG, MD 20878

LEGEND

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|---|---------------------------|
|  | ITEMS ABOVE, OR EQUIPMENT |
| | WALL TO BE DEMOLISHED |
|  | EXISTING WALL TO REMAIN |
|  | NEW WALL |
| | FIRE RATED WALL |
|  | BATT INSULATION |

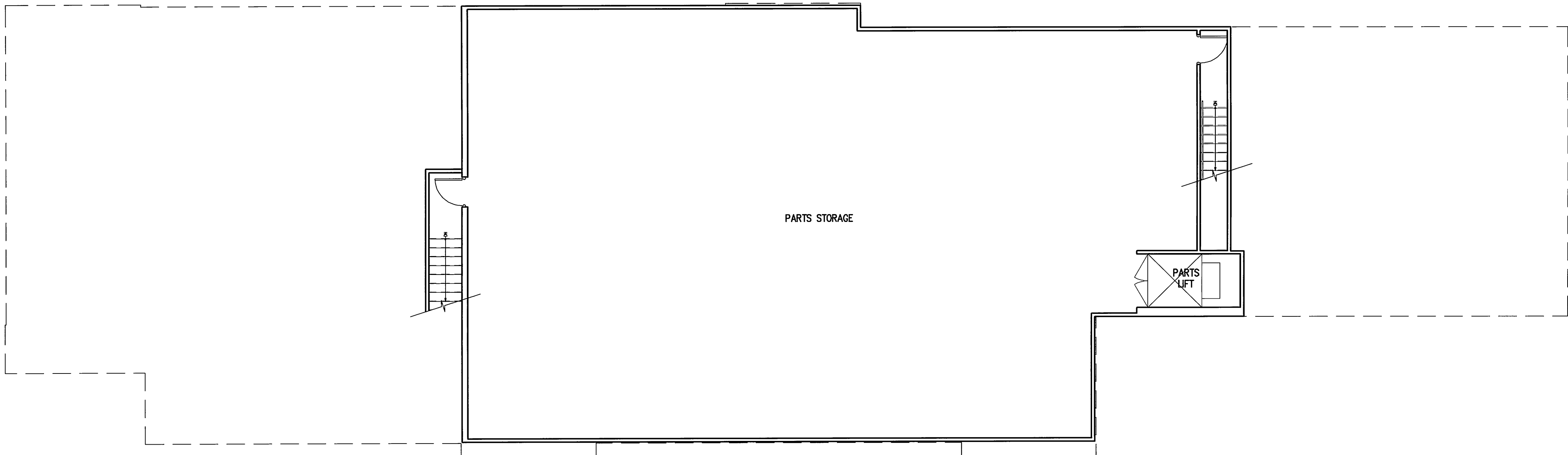
Project #: 110900

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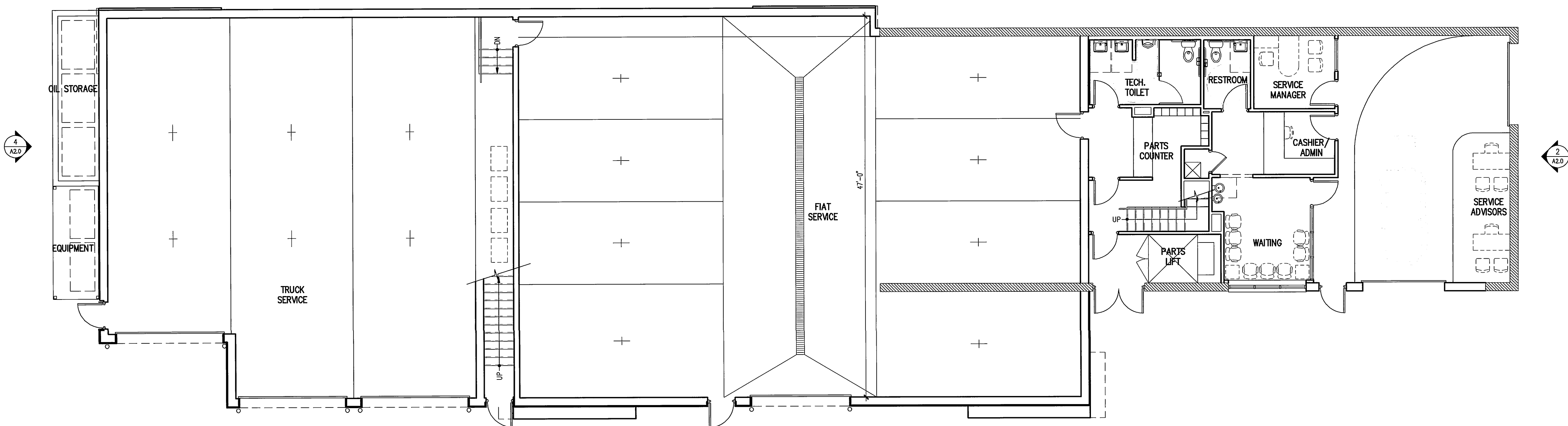
Drawn by: JDL

Date(s):

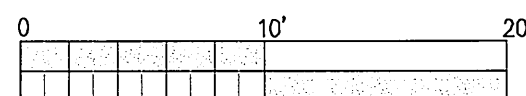
A1.0



2 SECOND FLOOR PLAN
A1.0 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN



CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH ELMST AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON JUNE 1, 2011

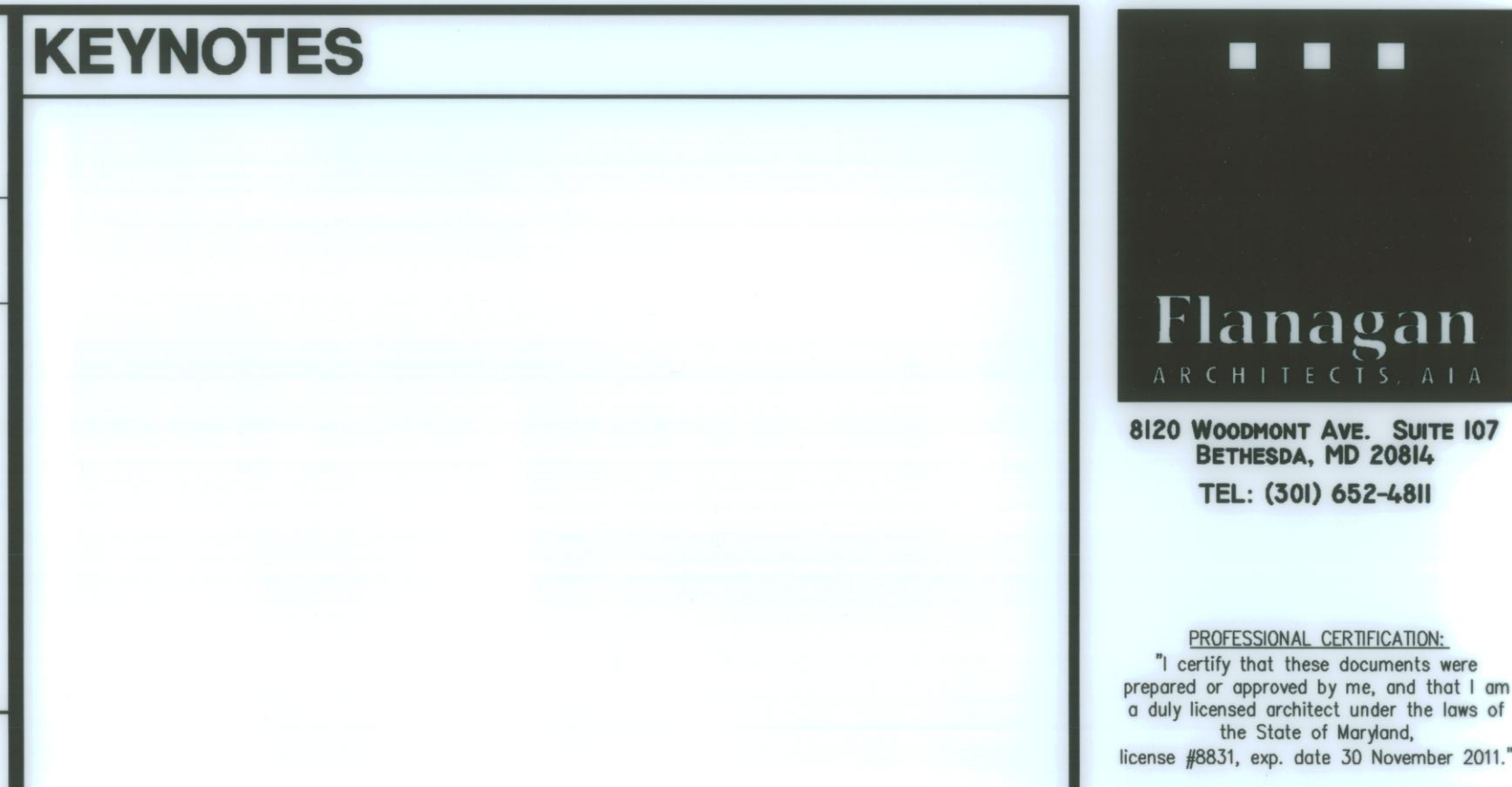
APPLICATION NO. AFP-11-016 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH TWO (2) CONDITIONS. SEE S.D.A. LETTER.

DATE 6/13/2011 BY Frederick Schreyer

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION



Architectural floor plan of the upper floor of a building. The plan shows a long rectangular space with two large square pillars, each featuring a red 'FIAT' logo and labeled 'EFS-2'. The pillars are flanked by areas labeled 'CMU-1 P-3'. The plan includes dimensions for the parapet (25'-0"), tower (18'-10"), and upper floor (0'-0"). A dashed line indicates the lower floor level at -2'-0". The plan is oriented with North at the top.

Architectural section drawing of a building. The drawing shows a cross-section with various components labeled:

- CF-1**: Ceiling Finish, indicated by a downward arrow from the top ceiling.
- CMU-1 P-3**: Concrete Masonry Unit, shown in two locations: one on the left wall and one on the right wall.
- MP-1**: Mechanical Panel, located in the center of the section.
- EFS-2**: Exterior Finish, shown on the left exterior wall.
- EFS-1**: Exterior Finish, shown on the right exterior wall.
- T.O. PARAPET 25'-0"**: Top of Parapet elevation, indicated by a circle with a crosshair and a horizontal line.
- T.O. TOWER 18'-10"**: Top of Tower elevation, indicated by a circle with a crosshair and a horizontal line.
- LOWER FLOOR -2'-0"**: Lower Floor elevation, indicated by a circle with a crosshair and a horizontal line.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON JUNE 1, 2011

APPLICATION NO. AFP-11-016 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH TWO (2) CONDITIONS. SEE S.D.A. LETTER
DATE 6/13/2011 BY Grady Schwan

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
REAPPROVED BY THE PLANNING COMMISSION

| EXTERIOR MATERIALS | | | | |
|--------------------|-----------------------------|-------------------|---|------------------------------|
| CODE | MATERIAL | MANUF. | FINISH/COLOR | DESCRIPTION |
| ACM-1 | ALUMINUM COMP. MATERIAL | ALPOLIC | Bbr3.5 RED | 4 MM THICK, DRY JOINT SYSTEM |
| CF-1 | CAP FLASHING | PAC CLAD OR EQUAL | REFIN. ALUM. PAINT TO MATCH P-3 | |
| CMU-1 | CMU | BETCO OR EQUAL | GROUND FACE | |
| EIFS-1 | EXTERIOR INS. FINISH SYSTEM | DRYVIT OR EQUAL | TO MATCH P-3 | |
| EIFS-2 | EXTERIOR INS. FINISH SYSTEM | DRYVIT OR EQUAL | TO MATCH ACM-1 | |
| MP-1 | METAL PANELS | PAC-CLAD | TO MATCH P-3 | |
| OHD-1 | OVERHEAD DOOR | RAYNOR | CLR. ANOD. ALUM W/ CLR. ACRYLIC GLAZING | |
| P-3 | EXTERIOR PAINT | SHERMAN WILLIAMS | "MINK" SW6004 | SUPER PAINT EXTERIOR LATEX |
| SF-1 | NEW STOREFRONT | VISTAWALL | CLEAR ANODIZED ALUM. 1" INSULATED GLAZING | |

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: Wednesday, May 1, 2013

SITE PLAN: **AFP-2273-2013**

TITLE: Construction of Carriage House in Rear Yard of the Kentlands Firehouse – Kentlands, Old Farm Neighborhood

REQUEST: **AMENDMENT TO FINAL PLAN**
Carriage House – 768 Square Feet

ADDRESS: 321 Firehouse Lane

ZONE: MXD (Mixed Use Development)

HISTORIC DESIGNATION: HD-34

CONTRACT PURCHASERS: Jacqueline and Alex Krakovsky

ARCHITECT: Craig Moloney, AIA, LEED AP, CEM Design

STAFF LIAISON: Matthew T. Bowling, M.A., M.H.P.

Enclosures:

Staff Comments

Exhibits

- Exhibit 1: Location Aerial
- Exhibit 2: Amendment to Final Plan Application – AFP-2273-2013
- Exhibit 3: Proposed Final Site Plan
- Exhibit 4: Proposed Final Carriage House Elevations
- Exhibit 5: Notification List
- Exhibit 6: Notification Postcard
- Exhibit 7: Approved Final Site Plan: K-930(S)
- Exhibit 8: Montgomery County Record Plats 18120 and 18234
- Exhibit 9: For Reference: Proposed Firehouse Elevations and Plans*

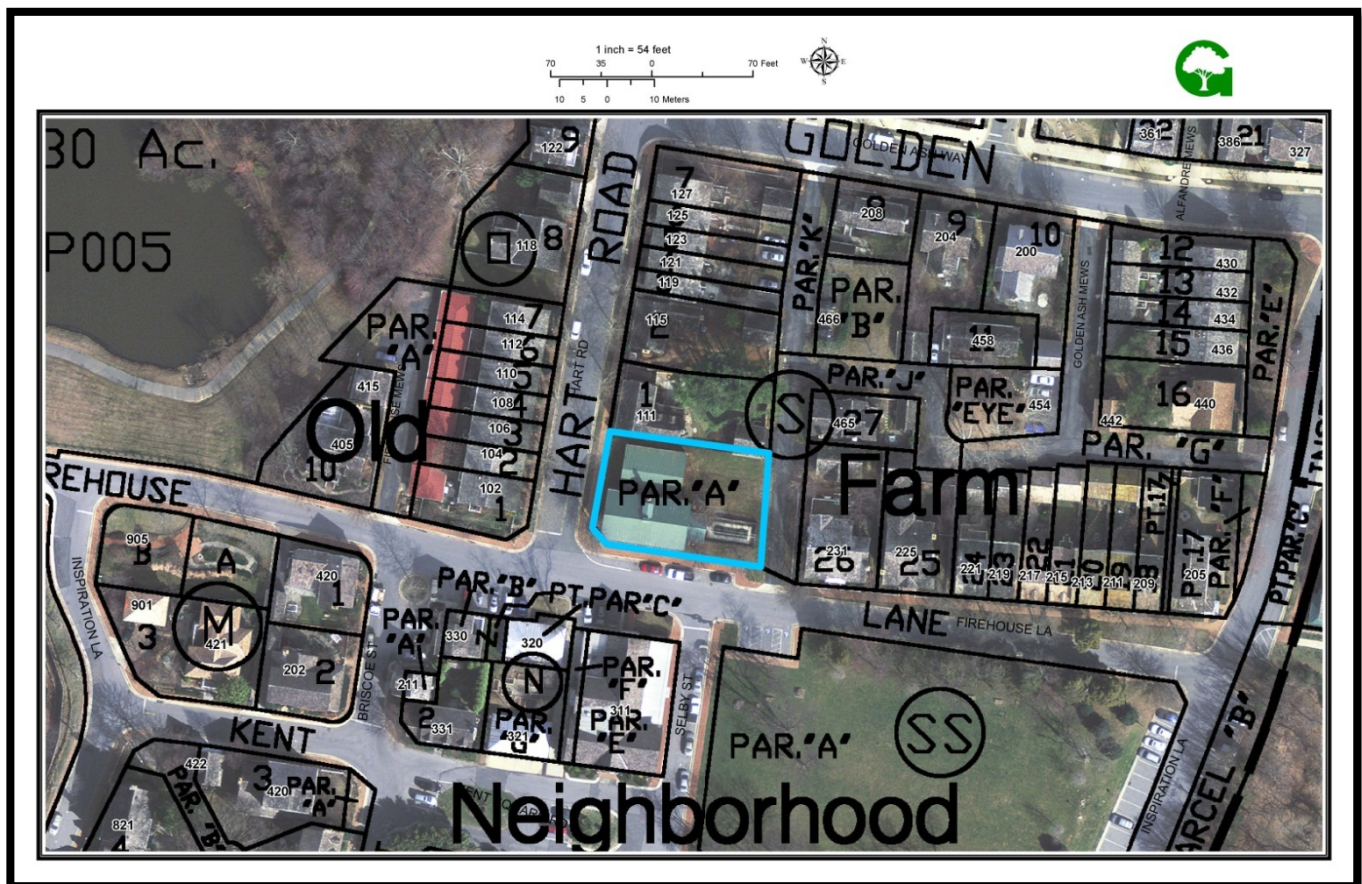
STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting an amendment to final plan to permit the construction of a detached, two-car carriage house (768 square feet) in the rear yard of the Kentlands Firehouse (Firehouse) in the Kentlands Old Farm Neighborhood. The proposed carriage house will front Golden Ash Mews.

The facade of the Firehouse faces the historic campus of the Tschiffely-Kent Farm and the property is located within the MXD zone (Mixed Use Development).

Location Aerial, Exhibit #1



Firehouse Facade – 2013 (Author)



Following the designation of the Firehouse as local historic resource, the City of Gaithersburg reached out to the residents of the City to help form the backbone of an ad hoc committee prior to formally entering the request for proposal (RFP) process.

This committee, formally recognized as the Firehouse RFP Committee, was charged, in part, with gathering information on the existing condition of the building and assessing the building's potential for adaptive reuse in order to produce a prioritized list of viable uses for the property. The committee conducted a site visit of the property and held a series of eight (8) meetings, each of which was open to the public, between March 2012 and May 2012.

Subsequent to the committee releasing their findings and formal report, the City of Gaithersburg, taking the committee's findings into full and careful consideration, posted its RFP and formally began the process of soliciting proposals for the adaptive reuse or redevelopment of the Kentlands Firehouse. The top proposal, as selected by the Mayor and City Council, was submitted by Jackie and Alex Krakovsky.

Acting in accordance with the guidance provided by the Planning and Code Administration before, during, and after the RFP process, the Krakovskys submitted an Amendment to Final Plan Application to permit the construction of a carriage house in the rear yard of the Firehouse property.

Historic Designation

The Firehouse, as situated today, was most likely built by Otis Beall Kent between the years of 1959 and 1961. Fashioned in the Colonial Revival style, the Firehouse is in-keeping with the other historic resources that comprise the Tschiffely-Kent Farm and is the only building within the historic campus that was built nearly exclusively by Otis Beall Kent.

On Tuesday, February 21, 2012 the Firehouse became the first building with the Kentlands Old Farm Neighborhood to be designated a historic resource by the City of Gaithersburg (HD-34).

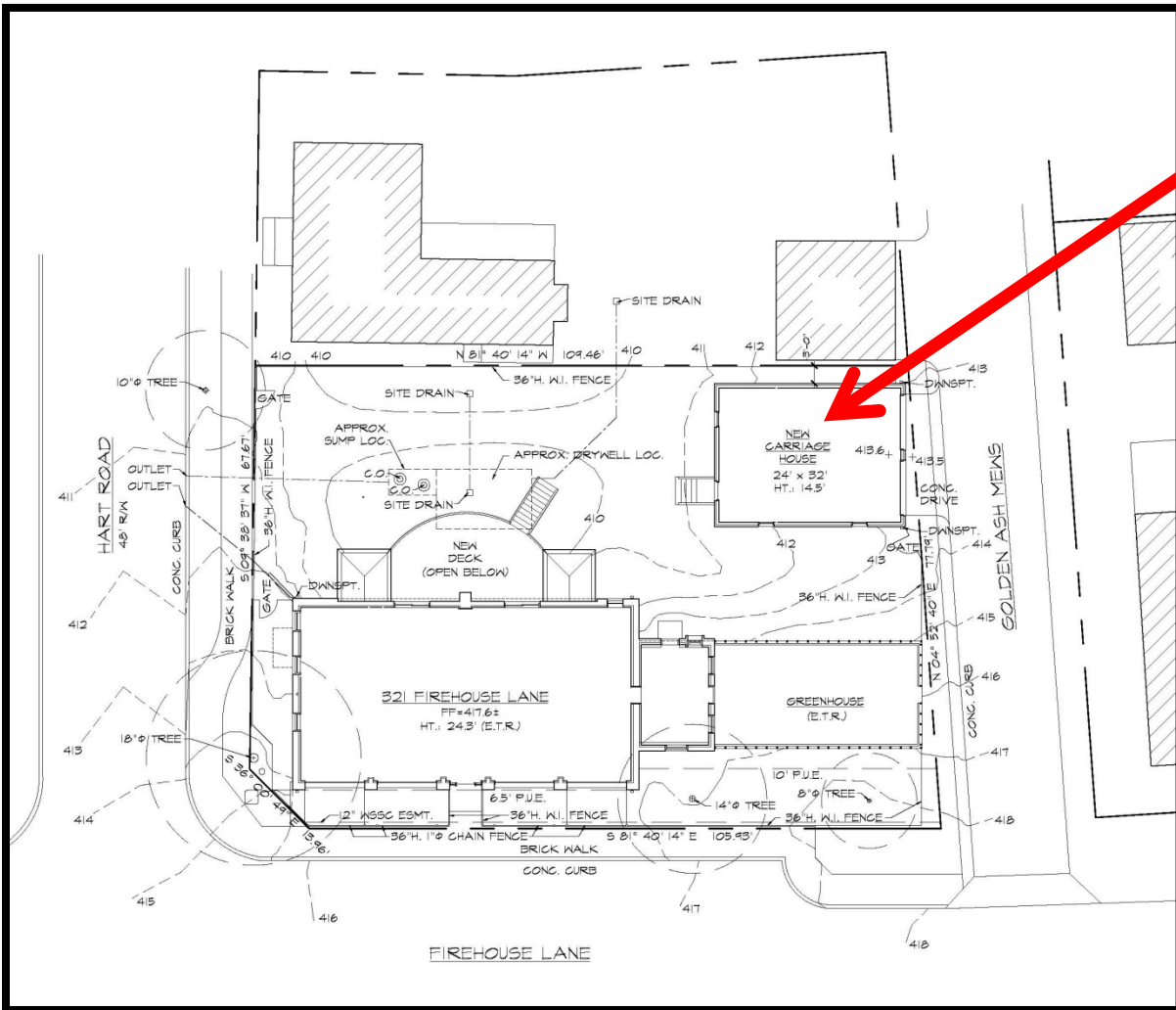
The historic designation of the Firehouse was based, in part, on each of the following criterion (from Section (§) 24-226 of *The City Code*) and the recommendation of the Historic District Commission, the recommendation of the Planning Commission, and the recommendation of the Planning Department to designate the property as a historic resource:

- (1) *Historical and cultural significance. The historic resource:*
 - a. *Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;*
- (2) *Architectural and design significance. This historic resource:*
 - a. *Embodies the distinctive characteristics of a type, period or method of construction;*
 - f. *Embodies design, setting, materials, workmanship, and ambience to the city's sense of time, place, and historic development.*

II. SCOPE OF REVIEW:

This application is being reviewed by the Planning Commission because §24-172A of *The City Code* requires the Commission to grant amendments to approved final site plans. The applicant is requesting to amend the approved final site plan by constructing a new, detached, two-car carriage house in the rear yard of the Firehouse property.

Site Plan, Exhibit #3 (Cropped to Fit)



III. SITE PLAN ANALYSIS AND FINDINGS:

Acting in accordance with §§ 24-171 and 24-172A, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the health, safety, and welfare of the general public. Staff respectfully provides the following comments and findings for the Planning Commission's consideration:

Site Characteristics

The Firehouse is a 3,039 square foot building situated on a 0.22-acre parcel with the address of 321 Firehouse Lane. The Firehouse is bounded by Hart Road to the west, Firehouse Lane to the south, Golden Ash Mews to the east, and by a single-family residence to the north. The topography of parcel slopes from south to north and there are no existing woodland streams, 100-year floodplain, or other significant features of the land.

An ingress/egress easement allowing for the use of Golden Ash Mews was established on Montgomery County Record Plats 18120 and 18234 (City Plats R-786 and R-785) and approved on January 2, 1991. These plats were the final subdivision approving the parcel.

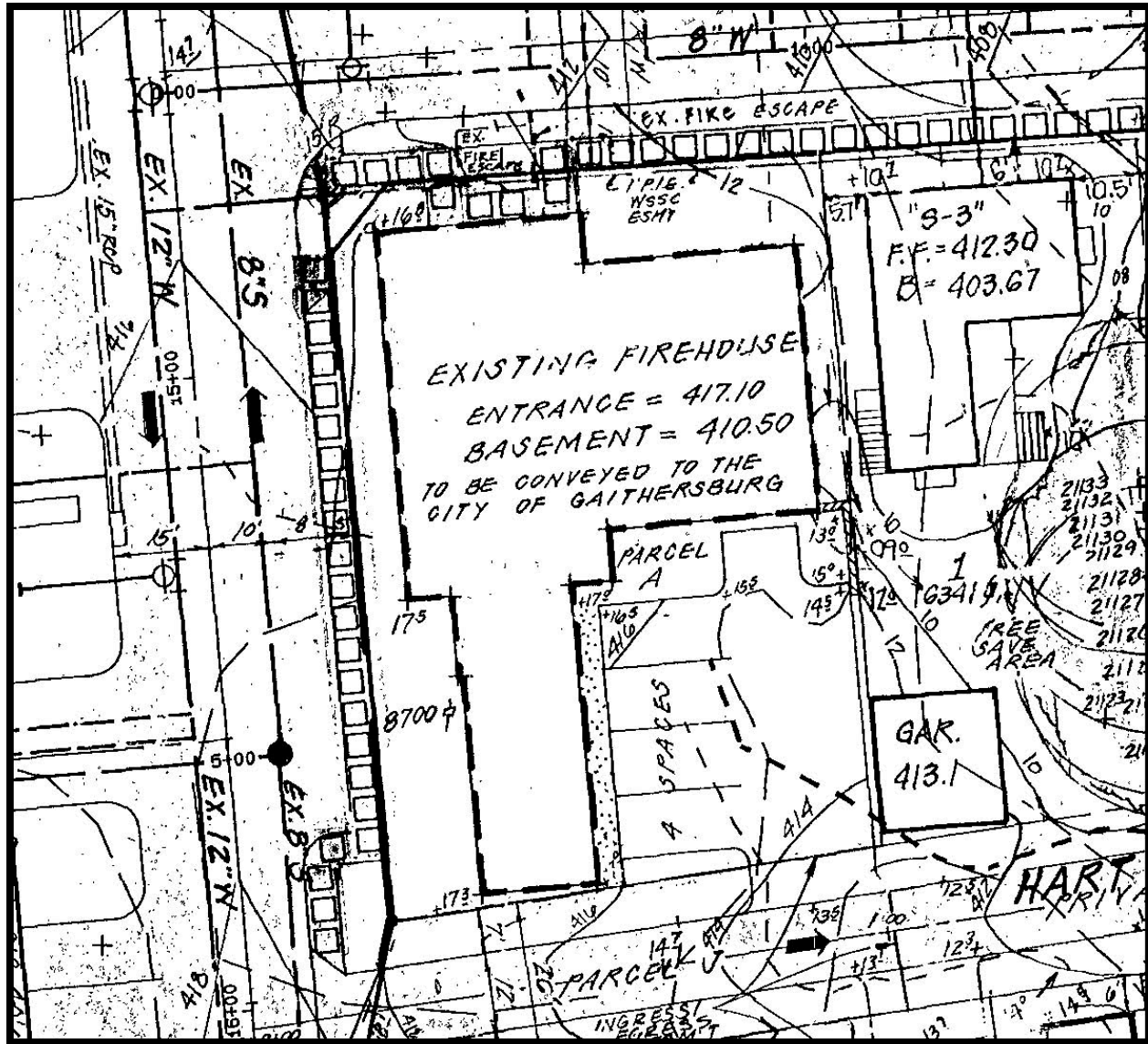
Surrounding Land Use and Zoning

All of the surrounding parcels within the Kentlands Old Farm Neighborhood are zoned MXD. The Firehouse fronts the Kentlands Arts Barn, the Kentlands Mansion, the Flour Mill, the Carriage House, and the Dog and Cat House, all of which collectively form pieces of the campus that comprises the historic Tschiffely-Kent Farm.

Zoning and Site Plan History

The parcel at 321 Firehouse Lane (Parcel A, Block S of the Kentlands Old Farm Neighborhood) is zoned MXD. It was approved by the Mayor and City Council for use as an office as part of the Schematic Development Plan (SDP-1) for the Kentlands Old Farm Neighborhood, Section I/Kentlands Phase I on September 5, 1989.

K-930, Approved September 5, 1989, Exhibit #8 (Cropped to Fit)



The parcel was then approved by the Planning Commission for use as an office as part of the Final Site Plan, K-930 (S), dated October 9, 1995. Pursuant to § 24-168 of *The City Code*, the Firehouse may be occupied by right with any combination of uses which require no more parking than a standard office use. The residential use of the subject property requires two (2) parking spaces, which is less than the one (1) per 300 square feet required for the use of the property as a general office.

In 2011 the City of Gaithersburg Department of Public Works submitted a Demolition Permit Application that would allow for the 1,201 square foot garage addition located on the Firehouse's north elevation to be removed.

The removal of the garage addition was necessary to alleviate stormwater management-related issues on not only the Firehouse property, but also on the property containing a single-family residence located to the north of the Firehouse on Hart Road. The garage addition was subsequently removed in 2012 and a drywell, with overflow tank and sump pump, was installed in the Firehouse's rear yard. These mitigation techniques solved the site-related stormwater issues.

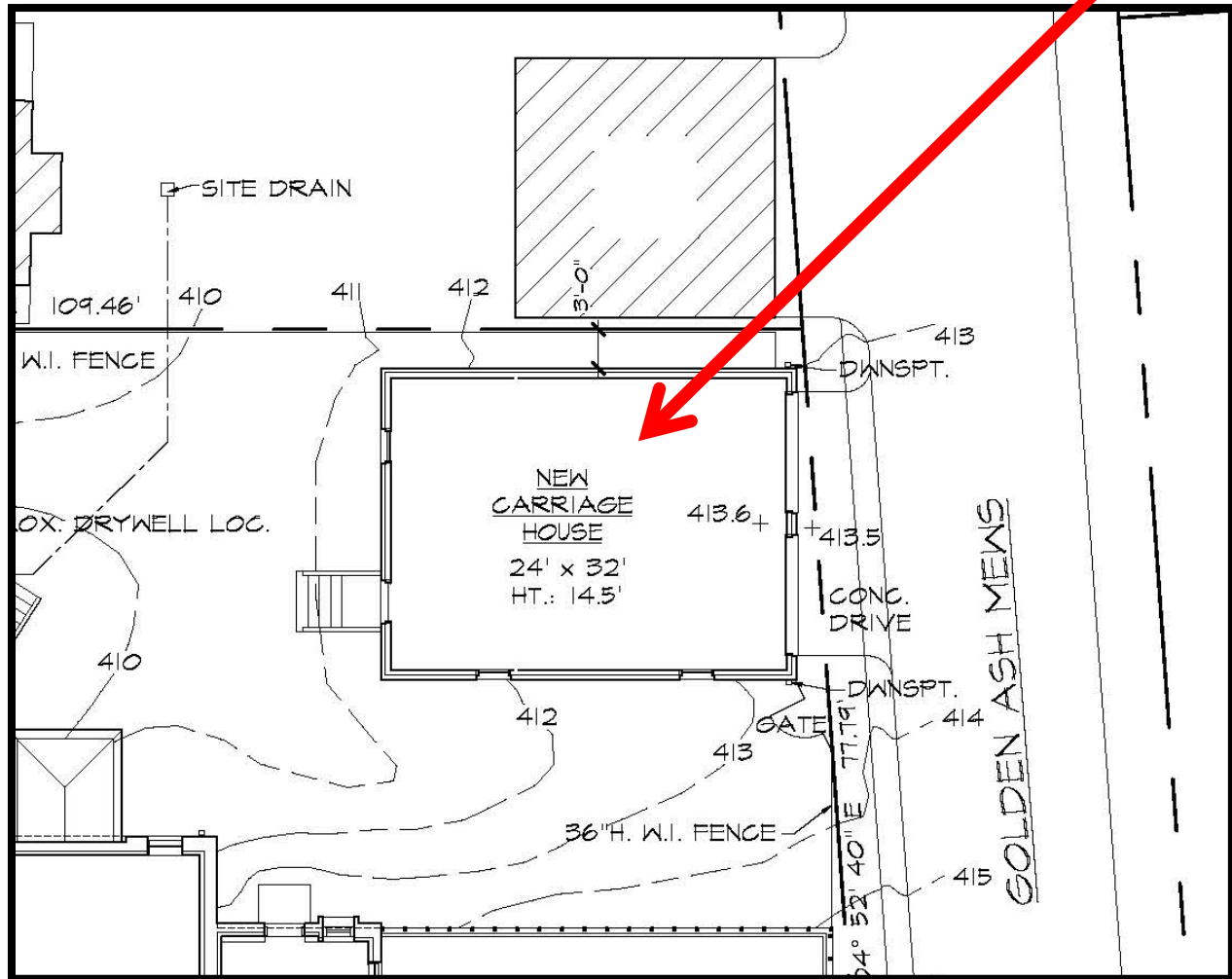
Demolished 1,201 Square Foot Garage Addition - 2011 (Author)



Site Plan Analysis

The new 768 square foot carriage house will be accessed directly from Golden Ash Mews. A rolled curb will provide access to each of the carriage house's overhead doors via a small concrete driveway measuring between four (4) feet and five (5) feet in width.

Site Plan, Exhibit #3 (Cropped to Fit)



Aluminum gutters and downspouts located on the northeast and southeast corners of the proposed carriage house will divert rainfall directly onto Golden Ash Mews, and away from the single-family residential property located to the north.

IV. EXISTING ARCHITECTURE:

The subject property is a Colonial Revival style, five-bay, two-and-one-half-story building constructed of concrete block and clad with red brick veneer applied to all four elevations utilizing American bond. The building features a side-gabled roof clad with painted corrugated metal panels/sheets. A small, white, side-gabled ventilator adorns the peak of the gabled roof.

The Firehouse's five-bay facade faces Firehouse Lane, looking directly onto the Arts Barn's northern elevation. The building's main entrance, a forest green, three-panel, three-light wooden door, is located directly in the center of the facade on the first-story. Two sets of forest green, wooden, overhead garage doors flank the central entrance on either side of the doorway. Blind, segmental arches are located directly above the main entrance and above each of the four overhead garage doors. The second-story windows on the facade are white, wooden, one-over-one double-hung sash windows, with concrete sills and segmental arched lintels.

Kentlands Firehouse - 1959/1960 (Courtesy of Mrs. Judith Gross)



From Approximate Location of New Carriage House- 2013 (Author)

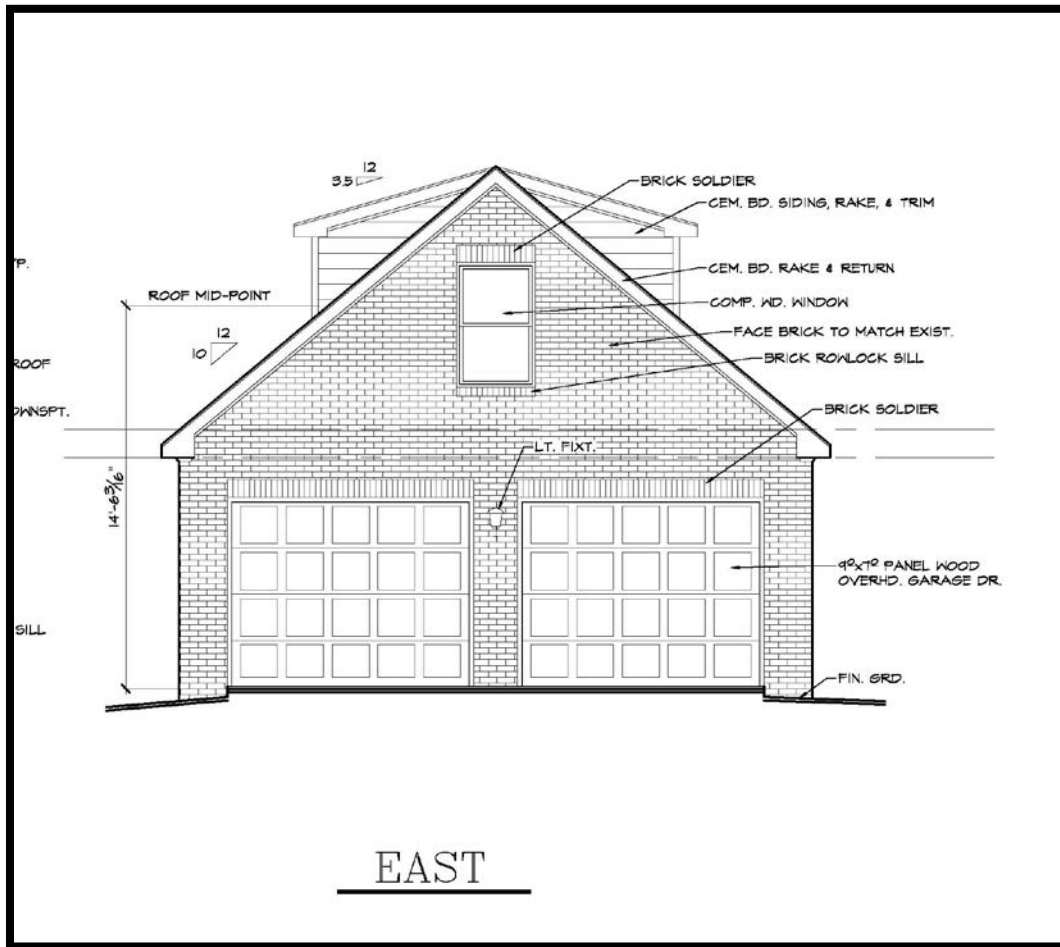


The northern elevation, once consumed by a large garage addition that was removed by the City in 2012, reveals two, small, square brick projections symmetrically placed on the two corners of the Firehouse's northern elevation. The base of the corbelled chimney extends upward from the ground floor. Flanking both sides of the chimney are two doorways featuring brick Roman arches. Several bands of decorative corbelling, inset where the garage addition once adjoined the Firehouse, provides texture to the otherwise smooth brickwork. The four symmetrically-positioned windows on the second-story of the Firehouse's northern elevation are white, wooden, one-over-one, double-hung sash windows, with concrete sills and segmental arched lintels.

V. PROPOSED ARCHITECTURE

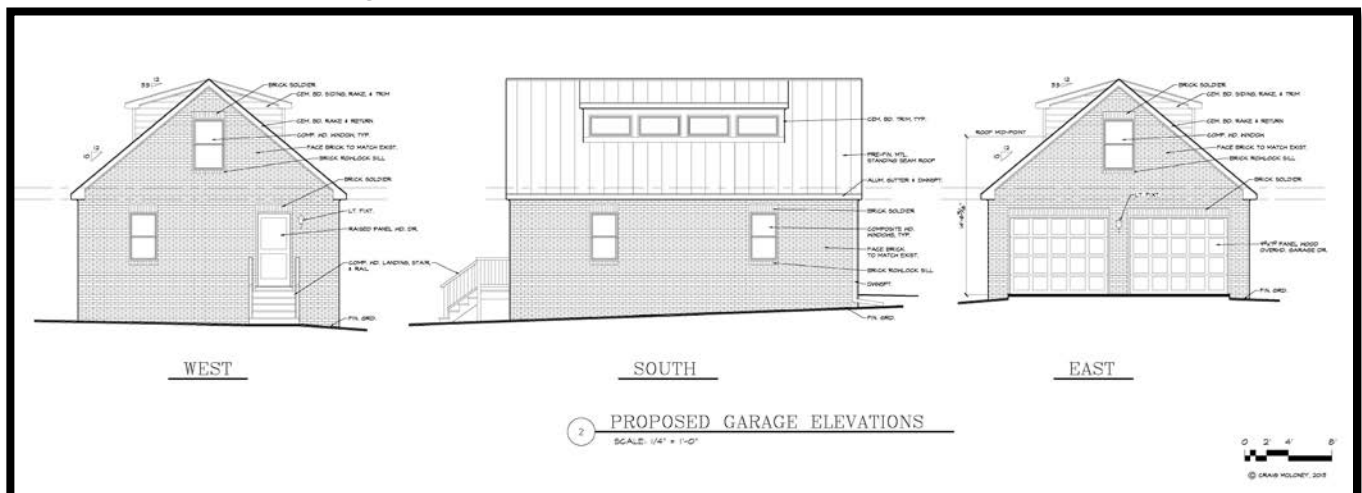
The new one-and-one-half-story, front-gabled, detached, two-car carriage house will front Golden Ash Mews. All four elevations of the 768 square foot building will be clad with a red brick veneer utilizing running bond. The roof of the building will be clad with standing seam sheet metal roof and will feature two shed dormers, one on the south elevation and one on the north elevation. Each of the shed dormers will feature four (4) rectangular fixed lights.

Carriage House Elevations, Exhibit #4 (Cropped to Fit)



The two paneled wood overhead garage doors located on the building's facade (east elevation) will feature four (4) rows of five (5) inset square panels. A soldier course lintel will be placed over each overhead garage door. A small light fixture will be placed in-between the two overhead garage doors. One (1) one-over-one, double-hung, wood composite window will be placed within the front-gable. This window will feature a brick rowlock sill and soldier course lintel.

Carriage House Elevations, Exhibit #4 (Cropped to Fit)



The west elevation of the building will reveal a point-of-entry on the southwestern corner, consisting of a wood composite stairs and a wood composite landing leading to a paneled wood door, with soldier course lintel and a small light fixture located to the right of the doorway. One (1) one-over-one, double-hung, wood composite window will be placed within the west-gable. This window will feature a brick rowlock sill and soldier course lintel. Further symmetry will be added by the addition of one (1) one-over-one, double-hung, wood composite window, featuring a brick rowlock sill and soldier course lintel, to be placed near the building's northwestern corner.

VI. SUMMARY OF FINDINGS

Architecturally Compatible, Differentiated Stylistic Details

Staff is satisfied that the proposed carriage house will maintain architectural compatibility with the historic resource (the Firehouse) and the historic Tschiffely-Kent Farm campus as a whole, while at the same time differentiating itself with characteristic stylistic details that will enable the general public and historic preservation professionals alike to distinguish old from new.

These characteristic stylistic details include:

- (1) The utilization of a running bond pattern in the brickwork for the new carriage house, the Firehouse maintains an American bond pattern in much of its brickwork.
- (2) The utilization of soldier course lintels over the fenestration on the new carriage house, the Firehouse consistently displays segmental arched lintels over much of its characteristic fenestration.
- (3) The utilization of brick rowlock sills under the one-over-one, double-hung windows on the new carriage house, the Firehouse features concrete lug sill under many of its one-over-one, double-hung windows.
- (4) The utilization of a standing seam sheet metal roof on the new carriage house, the Firehouse features a roof clad in corrugated metal panels/sheets.

These differences in stylistic detailing help to avoid any confusion as to what is original to the Firehouse property, and the Tschiffely-Kent Farm, and what is not, while at the same time protecting and enhancing the historic integrity of the Kentlands Firehouse and the historic Tschiffely-Kent Farm campus as a whole.

This deliberate design choice, to highlight the new carriage house's connection to the Firehouse, is reminiscent of the excellent design choices that were made for the urban cottage/garage that was designed for the circa 1900 Superintendent's House at 421 Kent Square Road.

Proper Project Siting

Choosing to locate the new carriage house on the northeastern corner of the Firehouse property alleviates concerns regarding stormwater management. The 1,201 square foot garage addition that was removed was the source of many stormwater-related issues for the both the Firehouse property and the single-family residence located to the north.

Once the garage addition was removed in 2012, a drywell, with overflow tank and sump pump, was installed in the Firehouse's rear yard. In addition to having over 400 square feet less of impervious surface, the location of the new carriage house, on the highest topographic point in the rear yard, and the design of the new building's gutters and downspouts, which will be located on its northeastern and southeastern corners, will ensure that water is diverted off of the property, away from the neighboring single-family residential property to the north, and onto Golden Ash Mews.

Dimensional Capability

The size of the new carriage house is visually in-keeping with carriage houses/garages located adjacent to and fronting the Firehouse property.

VII. CONCLUSION:

Staff respectfully recommends that the Planning Commission of the City of Gaithersburg **GRANT APPROVAL TO AFP-2733-2013, FOR THE CONSTRUCTION OF A 768 SQUARE FOOT CARRIAGE HOUSE IN THE REAR YARD OF THE KENTLANDS FIREHOUSE – KENTLANDS, OLD FARM NEIGHBORHOOD.**

- 1. The approval of this Amendment to Final Site Plan Application (AFP-2273-2013) is subject to the subsequent approval of the Historic District Commission (HDC) as a Historic Area Work Permit Application. Any modifications to the siting, materials, or design of the proposed carriage house required by HDC shall be approved by City staff or the Planning Commission pursuant to §24-172(A) of *The City Code*.**

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN
APPLICATION

SUBJECT PROPERTY

Street Address 321 FIREHOUSE LANE Previous Project Number _____

APPLICANT/BILLING CONTACT

Business Name _____

Primary Contact JACQUELINE KRAKOVSKY

Street Address 157 SUMMER WALK DRIVE Suite No. _____

City GAITHERSBURG State MD Zip Code 20878

Telephone Numbers: Work _____ Cell 410-245-9900 E-mail Address KRAKOVSKYJ@AOL.COM

~~OWNER~~ CONTRACT PURCHASER

Business Name _____

Primary Contact JACQUELINE KRAKOVSKY

Street Address 157 SUMMER WALK DRIVE Suite No. _____

City GAITHERSBURG State MD Zip Code 20878

Telephone Numbers: Work _____ Cell 410-245-9900 E-mail Address KRAKOVSKYJ@AOL.COM

~~DEVELOPER~~ CONTRACTOR

Business Name MCKEE CONSTRUCTION

Primary Contact CHRIS MCKEE

Street Address 15705 NORMAN DR.

City DARNESTOWN State MD.

Telephone Numbers: Work _____ Cell 301-807-5656 E-mail Address _____

ATTORNEY

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name CEM DESIGN MD Registration No. 6059

Primary Contact CRAIG MOLONEY

Street Address 520 ANDERSON AVENUE Suite No. _____

City ROCKVILLE State MD Zip Code 20850

Telephone Numbers: Work 301-294-0682 Cell 301-613-0682 E-mail Address CRAIG@CEMDESIGN.COM

ENGINEER

Business Name _____ MD Registration No. _____
Primary Contact _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

APPLICATION TYPE (check one only)

☒ Amend Final Site Plan ☐ Amend Schematic Development Plan

PROPOSED PRIMARY USE (check one only)

☒ Residential ☐ Non-Residential ☐ Mixed Use

PROPOSED UNIT TYPE

☒ Residential Single Family ☐ Residential Multi-Family ☐ Office/Professional ☐ Mixed Use
☐ Restaurant ☐ Retail/Commercial ☐ Other Use

PARKING

☐ Parking Waiver Needed No. of Spaces Required _____ No. of Spaces Waived _____
☐ Height Waiver Needed

SITE PLAN NUMBER TO AMEND K 930 S

USE (Amendment to Schematic Development Plan only)

☐ Change in Use ☐ No Change in Use ☐ Change Other than to Use

PROJECT DESCRIPTION

CONSTRUCTION OF A 720[±] CARRIAGE HOUSE/GARAGE IN NE CORNER
OF LOT OFF OF GOLDEN ASH MEWS.

SITE DETAILS

| | | | |
|-----------------------|---------------------------|--------------------------------------|-------------------|
| Site Area Square Feet | <u>8698.8[±]</u> | Number of Lots | <u>1</u> |
| Site Area Acres | <u>.199 AC</u> | Number of Dwelling Units/Acre | _____ |
| Green Area | <u>4939[±]</u> | Parking Spaces Provided | _____ |
| Green Area % | <u>56.8%</u> | Height of Tallest Building (ft.) | <u>32'-6 1/2"</u> |
| | | Height of Tallest Building (stories) | <u>2.5</u> |

SQUARE FOOTAGE - NON-RESIDENTIAL

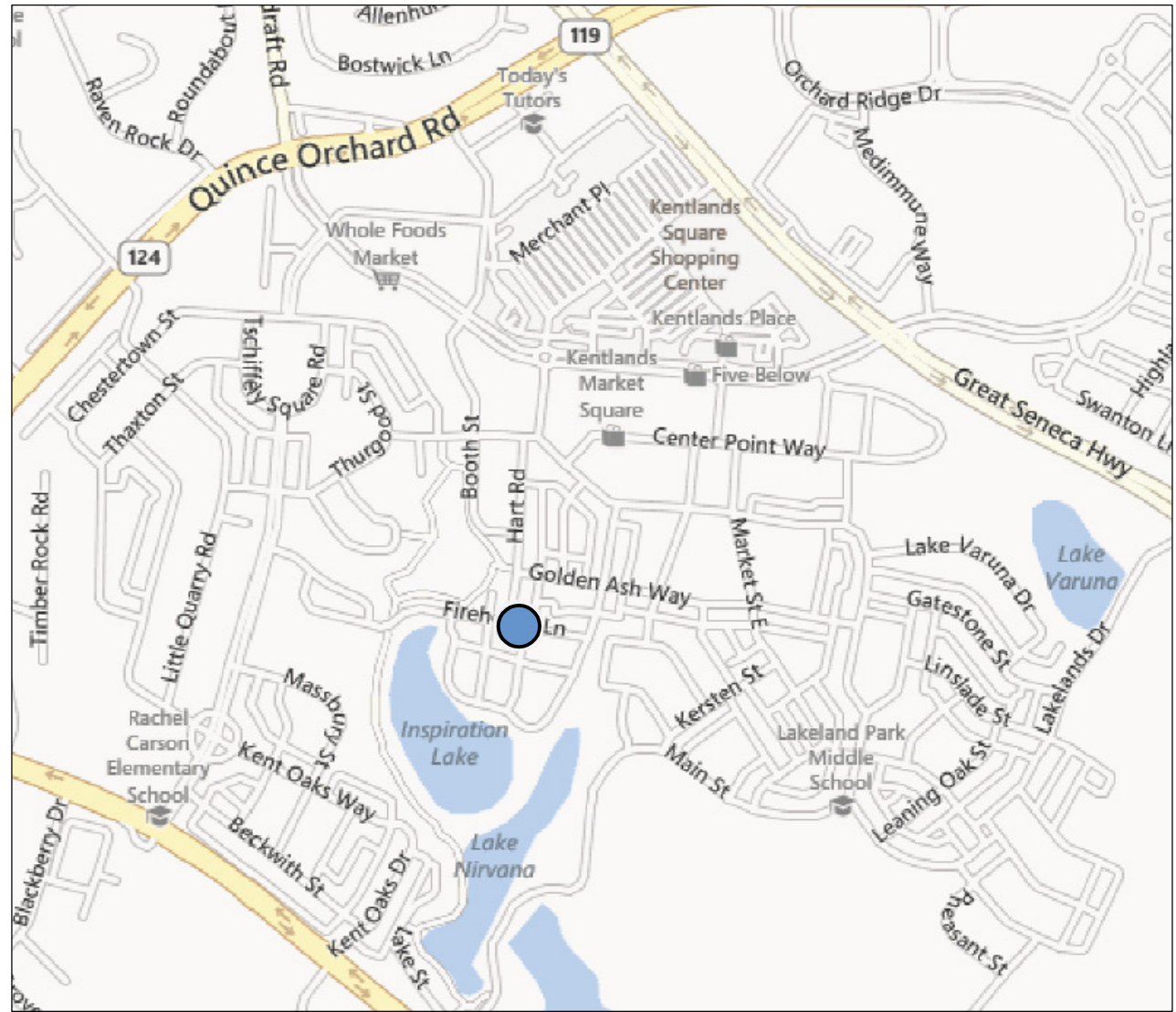
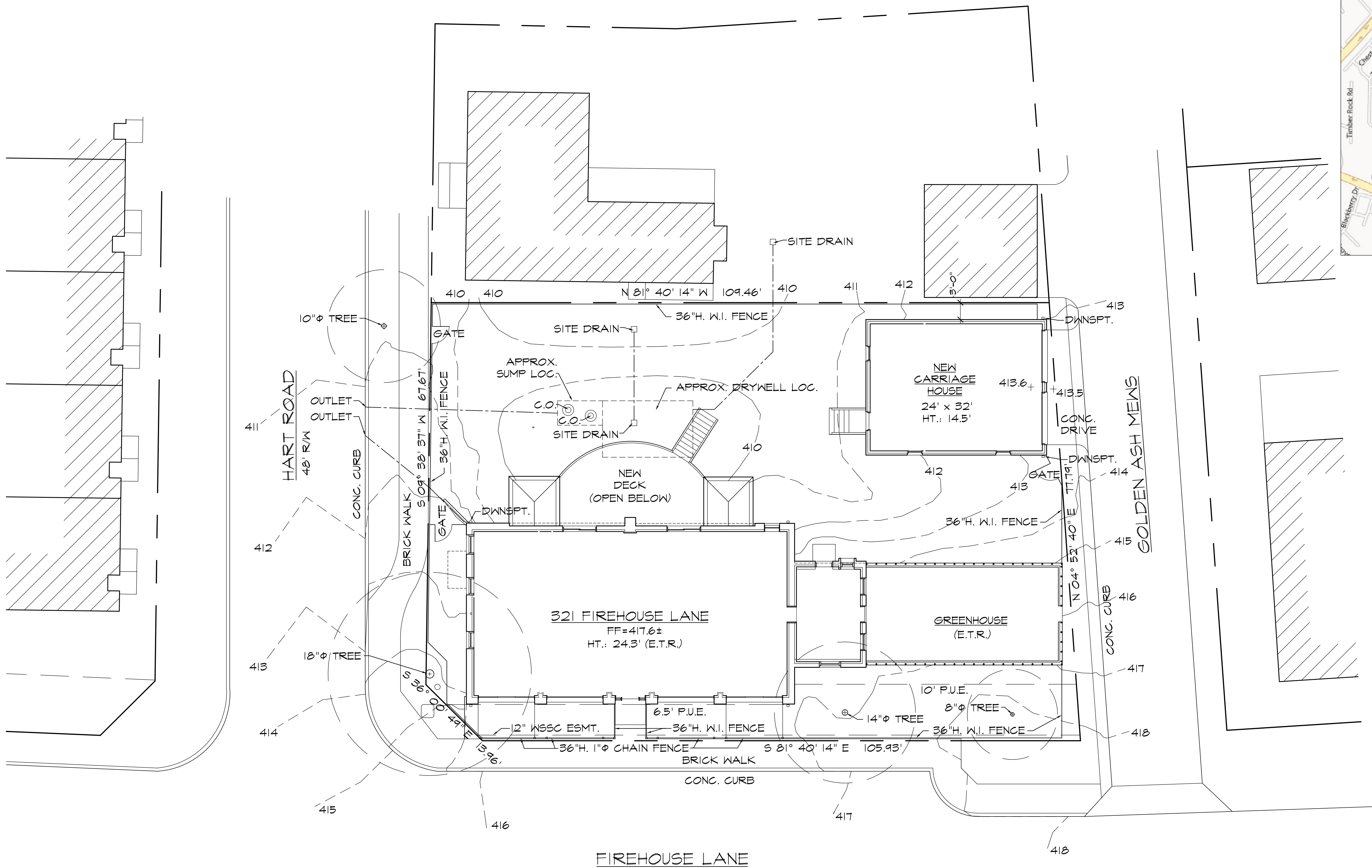
| | | | |
|----------------|-------|-------------------------------------|-------|
| Retail | _____ | Office/Professional | _____ |
| Restaurant (A) | _____ | Educational/Institutional/Religious | _____ |
| Restaurant (B) | _____ | Industrial | _____ |
| Restaurant (C) | _____ | Other (please specify) | _____ |

UNIT COUNTS - RESIDENTIAL

| | | | |
|------------------------------|----------|------------------------|-------|
| Single Family Detached Units | <u>1</u> | Apartment Units | _____ |
| Townhouse Units | _____ | Condominium Units | _____ |
| Duplex Units | _____ | Other (please specify) | _____ |

Total Number Residential Units 1

See Next Page for Submittal Requirements



2 KEY PLAN
NO SCALE

PLAN NOTES:
ZONING: MXD (MIXED USE DEVELOPMENT)
LOT AREA: 8698.8 S.F.
LOT COVERAGE:
EXISTING FIREHOUSE & GREENHOUSE: 3039.8 S.F.
OLD GARAGE (DEMOLISHED): 1201.5 S.F.
NEW GARAGE: 768 S.F.
TOTAL COVERAGE (PROPOSED): 3807.8 S.F. (43.78%)
NUMBER OF DWELLING UNITS: 1 (ONE)
OFFICE OR COMMERCIAL SPACE: N/A
OPEN SPACE: 4891 S.F. (56.2%)
PROPOSED NEW PAVED AREA: 31.1 S.F.
PARKING SPACES PROVIDED (GARAGE): 2-SPACES

THERE ARE NO EXISTING WOODLAND STREAMS,
100-YEAR FLOODPLAIN, OR OTHER SIGNIFICANT
FEATURES OF THE LAND.

KENTLANDS FIREHOUSE

321 FIREHOUSE LANE
PARCEL "A" BLOCK "S"
OLD FARM NEIGHBORHOOD
PLAT # 18234
GAITHERSBURG, MONTGOMERY COUNTY, MD

1 SITE PLAN
SCALE: 1" = 10'-0"

NOTE:
INFORMATION ON THIS DRAWING WAS PROVIDED
BY BENNING & ASSOC. INC., GAITHERSBURG, MD.
CEM DESIGN CANNOT CONFIRM ITS ACCURACY.



CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301.294.0682 20850

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT
I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO.
EXPIRATION DATE:

RENOVATION OF THE:
KRAKOVSKY RESIDENCE
321 FIREHOUSE LANE, KENTLANDS, GAITHERSBURG, MD

| | | | |
|-----------------------|------|-------------|----|
| Issue Date 4/19/13 | | | |
| Revisions | | | |
| Rev. | Date | Description | By |
| Δ | | | |
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| Δ | | | |
| Δ | | | |
| Δ | | | |

Sheet Title
SITE PLAN

Sheet Number
SP1
SHEET 1 OF 1



| Issue Date 4/19/13 | | | |
|-----------------------|------|-------------|----|
| Revisions | | | |
| Rev. | Date | Description | By |
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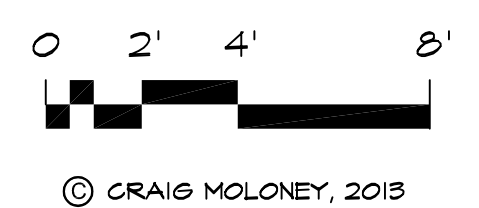
Sheet Title

PROPOSED
GARAGE

Sheet Number

A1

SHEET 1 OF 4



| owner_name_line_1 | owner_name_line_2 | owner_address_line_1 | owner_address_line_2 | owner_address_city | owner_address_state | owner_address_zip_code |
|---------------------------------|-------------------------|-------------------------|--------------------------|--------------------|---------------------|------------------------|
| ANDERSON VAN J & MARGARET B | | 420 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| HALBRITTER LESLIE GUY | | 202 BRISCOE ST | | GAITHERSBURG | MD | 20878 |
| RENAS ROBYN L | | 211 BRISCOE ST | | GAITHERSBURG | MD | 20878 |
| WATKINS MICHAEL | | 330 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| DECUMANUS INC | | 1023 SW 25TH AVE | | MIAMI | FL | 33135 |
| CITY OF GAITHERSBURG | | 31 S SUMMIT AVE | | GAITHERSBURG | MD | 20877 |
| CITY OF GAITHERSBURG | | 31 SOUTH SUMMIT AVE | | GAITHERSBURG | MD | 20877 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| WALSH CHARLES & HELENE | | 225 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| GALLANT BRIAN J & KAREN H | | 231 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| GORIN BARNEY F ET AL | | 465 GOLDEN ASH MEWS | | GAITHERSBURG | MD | 20878 |
| CONNOR EDWARD M JR & C M | | 200 GOLDEN ASH WAY | | GAITHERSBURG | MD | 20878 |
| DILLER NOBLE E & | LISA VAN PELT DILLER | 458 GOLDEN ASH MEWS | | GAITHERSBURG | MD | 20878 |
| MARQUARDT SUZANNE B | | 215 FIREHOUSE LANE | | GAITHERSBURG | MD | 20878 |
| DEL BARBA JOHN P | DEL BARBA CONSTANCE J | 217 FIREHOUSE LANE | | GAITHERSBURG | MD | 20878 |
| BERNSTEIN BENJAMIN I | BERNSTEIN EFRAT S | 219 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| AYALA GUSTAVO A & E | | 221 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| OBRIEN KEVIN MICHAEL TR | OBRIEN JENNIFER JOAN TR | 111 HART RD | | GAITHERSBURG | MD | 20878 |
| GUAY RICHARD F ET AL TR | | 115 HART RD | | GAITHERSBURG | MD | 20878 |
| O'HALLORAN KATHLEEN B ET AL | | 119 HART RD | | GAITHERSBURG | MD | 20878 |
| RICCIUTI ANNE E & | TYRONE J HARDAWAY | 121 HART RD | | GAITHERSBURG | MD | 20878 |
| MCFARLAND MATTHEW E | FOX REBECCA M | 123 HART RD | | GAITHERSBURG | MD | 20878 |
| BARNES MICHAEL T & NEELOFER D | | 125 HART RD | | GAITHERSBURG | MD | 20878 |
| DARMODY PETER B & | LAURIE M SMITH | 127 HART RD | | GAITHERSBURG | MD | 20878 |
| CRESCENZI VINCENT & | ADRIENNE MARIE FIERRO | 208 GOLDEN ASH WAY | | GAITHERSBURG | MD | 20878 |
| SPAULDING STEVEN S & | KENNA J BRADFORD | 204 GOLDEN ASH WAY | | GAITHERSBURG | MD | 20878 |
| CITY OF GAITHERSBURG | | 31 SOUTH SUMMIT AVE | | GAITHERSBURG | MD | 20877 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| GIBBS RUSSELL A & LYN O | | 102 HART RD | | GAITHERSBURG | MD | 20878 |
| GREEN CHARLES W & MAUREEN P | | 104 HART RD | | GAITHERSBURG | MD | 20878 |
| THACKSTON PERCY L JR & KELLY C | | 106 HART RD | | GAITHERSBURG | MD | 20878 |
| GANTT E SERRIN | | 108 HART RD | | GAITHERSBURG | MD | 20878 |
| POLLEY MEI-YIN C | POLLEY ERIC C | 110 HART RD | | GAITHERSBURG | MD | 20878 |
| LEVINE ADAM & JOANNA | | 112 HART RD | | GAITHERSBURG | MD | 20878 |
| JOEHL CHRISTINE M | | 114 HART RD | | GAITHERSBURG | MD | 20878 |
| WARD HAMLET L | FOULON-TONAT MARTHA | 118 HART RD | | GAITHERSBURG | MD | 20878 |
| HEYMANN ERNEST L ET AL TR | | 357 LITTLE QUARRY RD | | GAITHERSBURG | MD | 20878 |
| KAUFMAN LLOYD S ET AL TR | | 405 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| CITY OF GAITHERSBURG | | 31 SUMMIT AVENUE | | GITHERSBURG | MD | 20877 |
| KENTLANDS CITIZENS ASSEMBLY INC | | C/O KENTLAND CLUB HOUSE | 485 TSCHIFFELY SQUARE RD | GAITHERSBURG | MD | 20878 |
| KOLKER-BRAMSON PATRICIA A | | 331 KENT SQUARE RD | | GAITHERSBURG | MD | 20878 |
| CITY OF GAITHERSBURG | | 311 SOUTH SUMMIT AVE | | GAITHERSBURG | MD | 20877 |
| WATKINS MICHAEL DEAN | | 330 FIREHOUSE LN | | GAITHERSBURG | MD | 20878 |



Gaithersburg

31 S. Summit Avenue

Gaithersburg MD 20877

«owner_name_line_1»

«owner_name_line_2»

«owner_address_line_1»

«owner_address_line_2»

«owner_address_city»,«owner_address_state»

«owner_address_zip_code»

For more
information:



NOTICE OF PUBLIC MEETING

PLANNING COMMISSION

WEDNESDAY, MAY 1, 2013 at 7:30 PM

CITY HALL, COUNCIL CHAMBERS,

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MD 20877

MEETING:

Planning Commission

APPLICATION TYPE:

**Amendment to Final Plan Application: Construction
of garage in rear yard fronting Golden Ash Mews at
321 Firehouse Lane (Kentlands Firehouse)**

FILE NUMBER:

AFP-2273-2013

MEETING LOCATION:

**City Hall, Council Chambers, 31 S. Summit Avenue,
Gaithersburg, MD 20877**

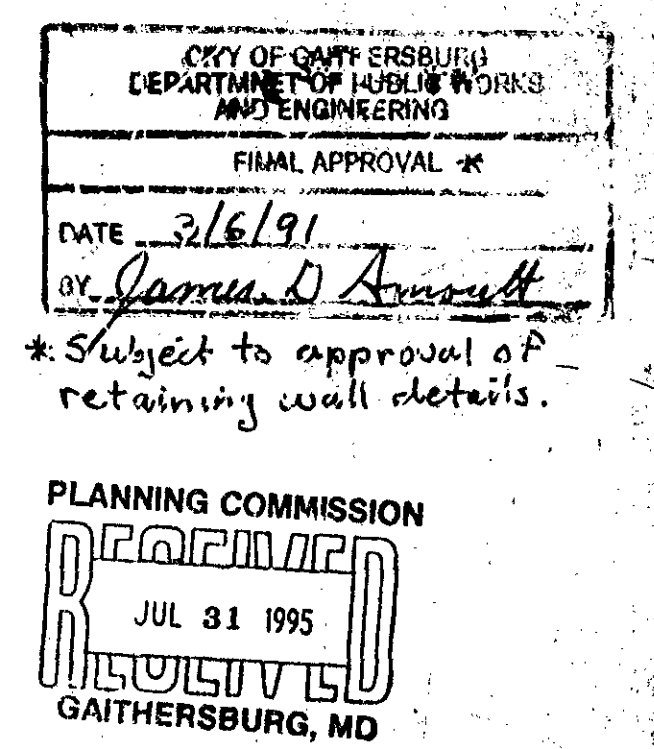
APPLICANT:

Jacqueline Krakovsky

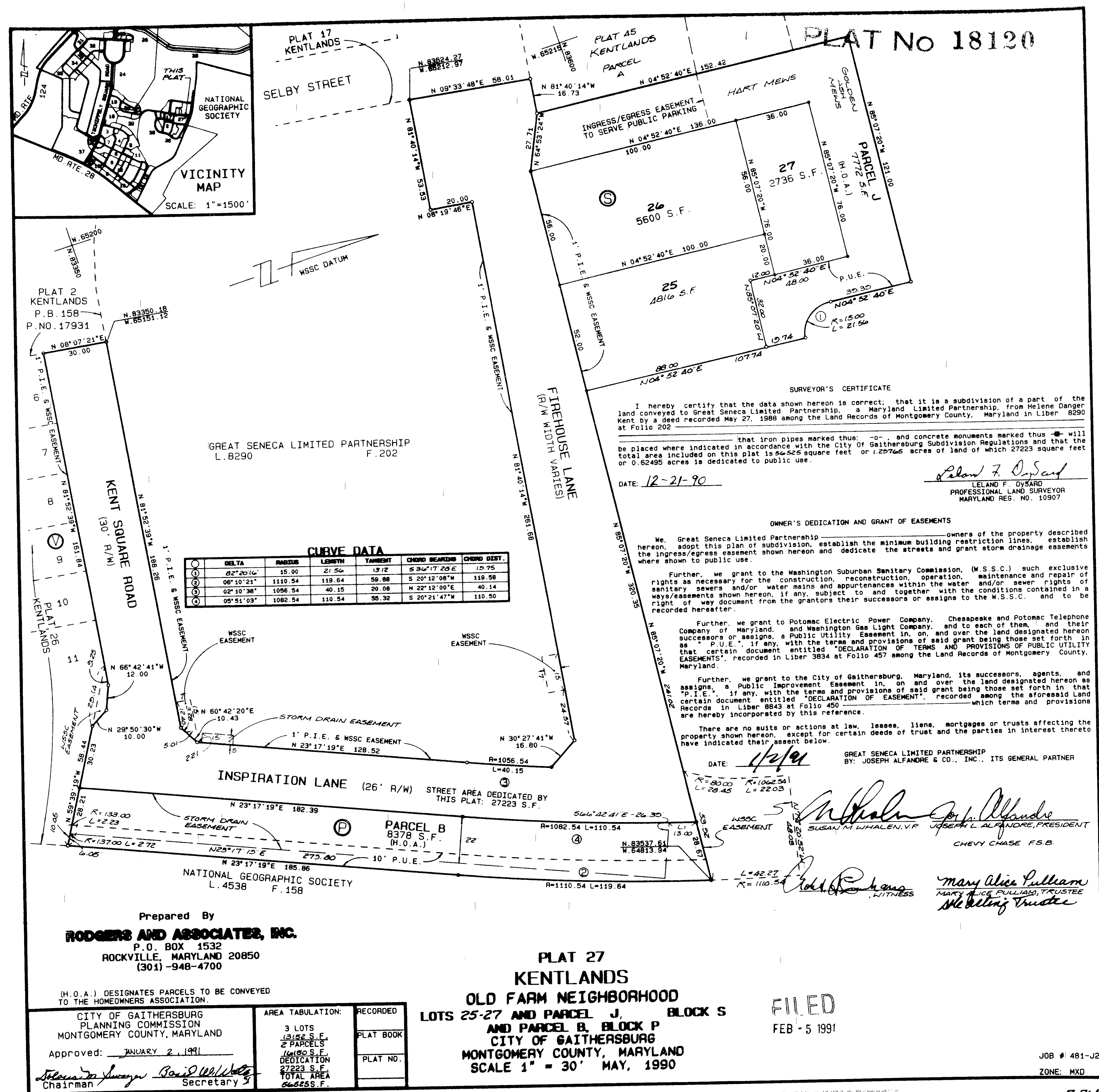
DAY/DATE/TIME:

Wednesday, May 1, 2013, 7:30 P.M.

You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s). For additional information, you may review the project file(s) at the Planning and Code Administration offices located at City Hall, 31 S. Summit Avenue, Gaithersburg, Maryland between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday or refer to the following link www.gaithersburgmd.gov. Meetings are subject to cancellation.



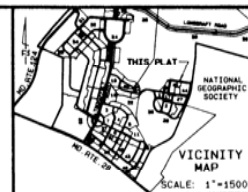
| | | |
|-------------|-------|---------------------|
| BY | DATE | SCALE: |
| UNF | 10/90 | 1" = 30' |
| BO | 10/92 | JOB NO. 481N2 |
| DNR / CFB | 1/91 | DATE: OCTOBER, 1990 |
| RELEASE FOR | | SHEET No. |



Maryland State Archives

PLAT NO 18234

GREAT SENECA LIMITED PARTNERSHIP
L.0290 F.202



GOLDEN ASH WAY (50' R/W)
STREET AREA DEDICATED BY THIS PLAT: 27783 S.F.

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct, that it is a subdivision of a part of the land conveyed to Great Seneca Limited Partnership, a Maryland limited partnership, from Heland Gandy and a deed recorded in the Land Office of Montgomery County, Maryland, in Book 0290 at Folio 202; that iron pipes marked thus "R", and concrete monuments marked thus "C" will be placed where indicated in accordance with the City of Gaithersburg Subdivision Regulations and that the total area included on this plat is 73,462 square feet or 0.33776 acre of land of which 27,783 square feet or 0.63780 acre is dedicated to public use.

DATE: 5/10/90

LELAND F. DYSARD
PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION AND GRANT OF EASEMENTS

We, Great Seneca Limited Partnership, owners of the property described hereon, adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets and grant storm drainage easements shown to public use.

Further, we grant to the Washington Suburban Sanitary Commission, (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights of ways/easements shown herein, subject to and together with the conditions contained in a right of way document from the grantors their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to Potomac Electric Power Company, Chesapeake and Potomac Telephone Company of Maryland, and Washington Gas Light Company, and to each of them, and their successors or assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", recorded in Liber 3834 at Folio 457 among the Land Records of the County of Prince Georges, Maryland.

Further, we grant to the City of Gaithersburg, Maryland, its successors, agents, and assigns, a Public Improvement Easement in, on and over the land designated herein as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "P.I.E. EASEMENT" recorded among the records of the State of Maryland, and the terms and provisions of said grant hereby incorporated by this reference.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown herein, except for a certain deed of trust and the parties of interest therein have indicated their assent below.

DATE: 5/10/91
[Signature]
 SUSAN W. MARRAS, VICE PRES.

GREAT SENECA LIMITED PARTNERSHIP
BY: JOSEPH ALZANDRE & CO., INC.
ITS GENERAL PARTNER

JOSEPH L. ALZANDRE, PRESIDENT

[Signature] WITNES
[Signature] WITNES

JOSEPH MOSCHETTO, TRUSTEE

Further, we grant to the City of Gaithersburg, Maryland the Temporary Easement and Storm Drain Easements as shown herein. said easements shall be automatically extinguished at such time as Insurance Lane is extended by future dedication.

PLAT 45
KENTLANDS
OLD FARM NEIGHBORHOOD
LOTS 1-9 AND PARCELS A, B & K, BLOCK S
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' OCTOBER, 1990

FILED
JUN 12 1988

FILED
JUN 17 1993

Prepared By
RODGERS AND ASSOCIATES, INC.
P.O. BOX 1532
ROCKVILLE, MARYLAND 20849
(301) -948-4700

JOB # 481-J
ZOMB: MIXD

CITY OF GAITHERSBURG PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND

Approved: JUNE 5, 1991

Salmon M. Sawyer Boil W. Waters
Chairman Secretary

| | |
|------------------|------------|
| AREA TABULATION: | |
| 9 LOTS | 27939 S.F. |
| 3 PARCELS | 15620 S.F. |
| DEDICATION | 27783 S.F. |
| TOTAL AREA | 71342 S.F. |

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| TOTAL AREA | 71342 S.F. |
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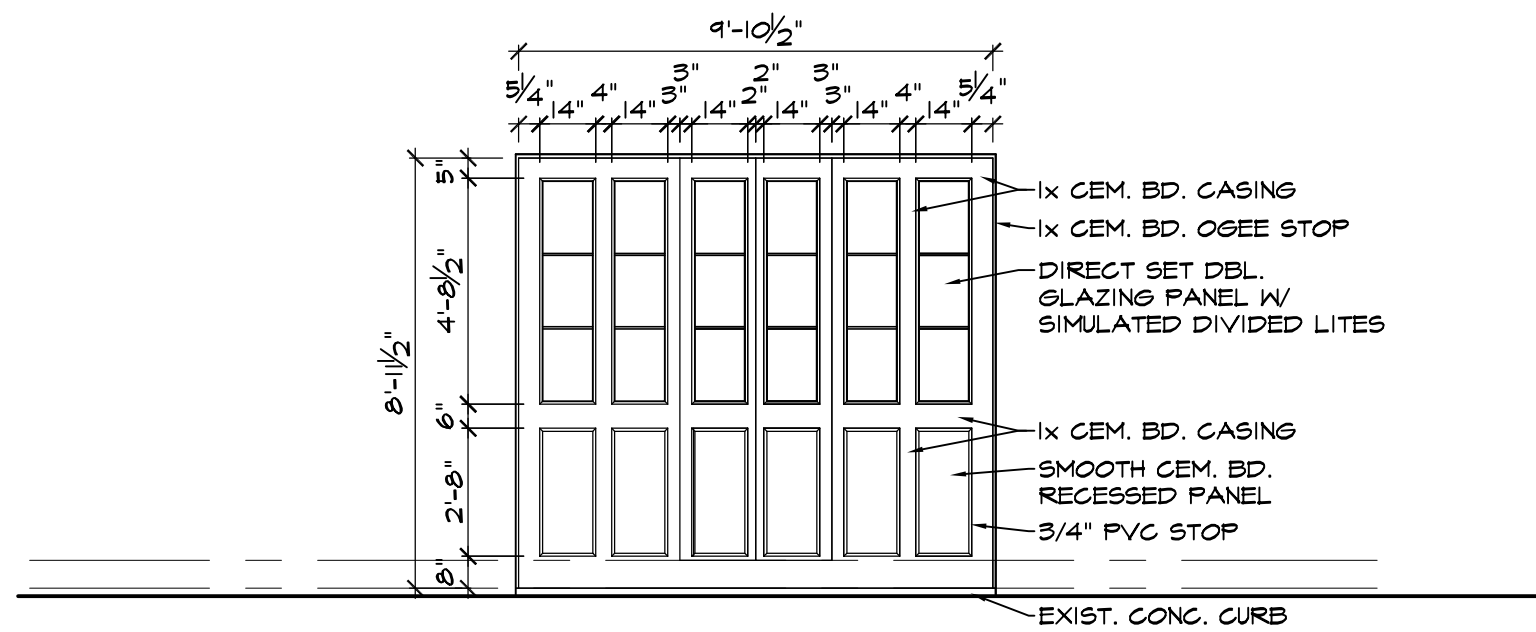
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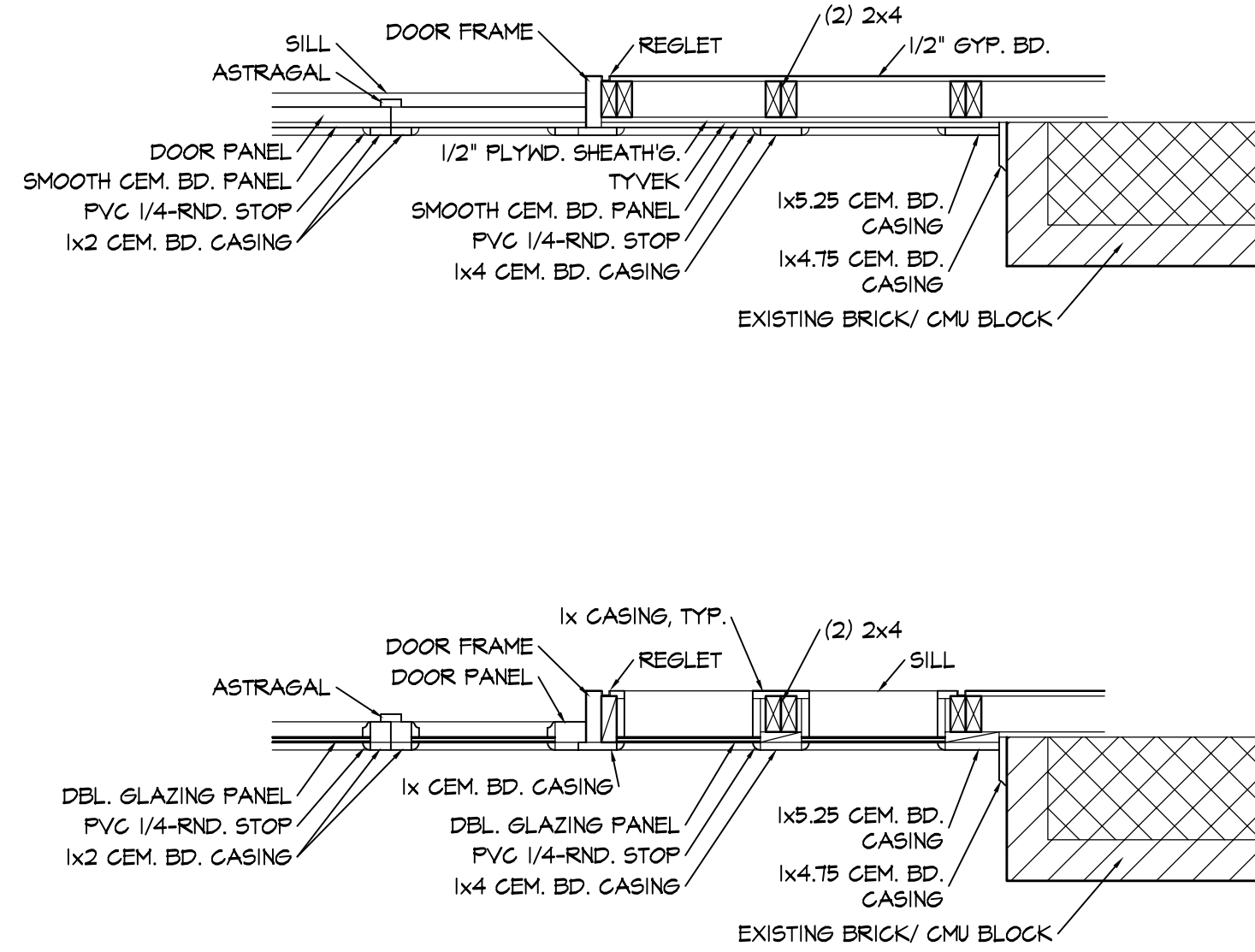
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| Sheet Title | | | |
| PROPOSED SOUTH ELEV. & DETAILS | | | |



1 GARAGE DOOR ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE DOOR PLAN DETAILS
SCALE: 3/4" = 1'-0"



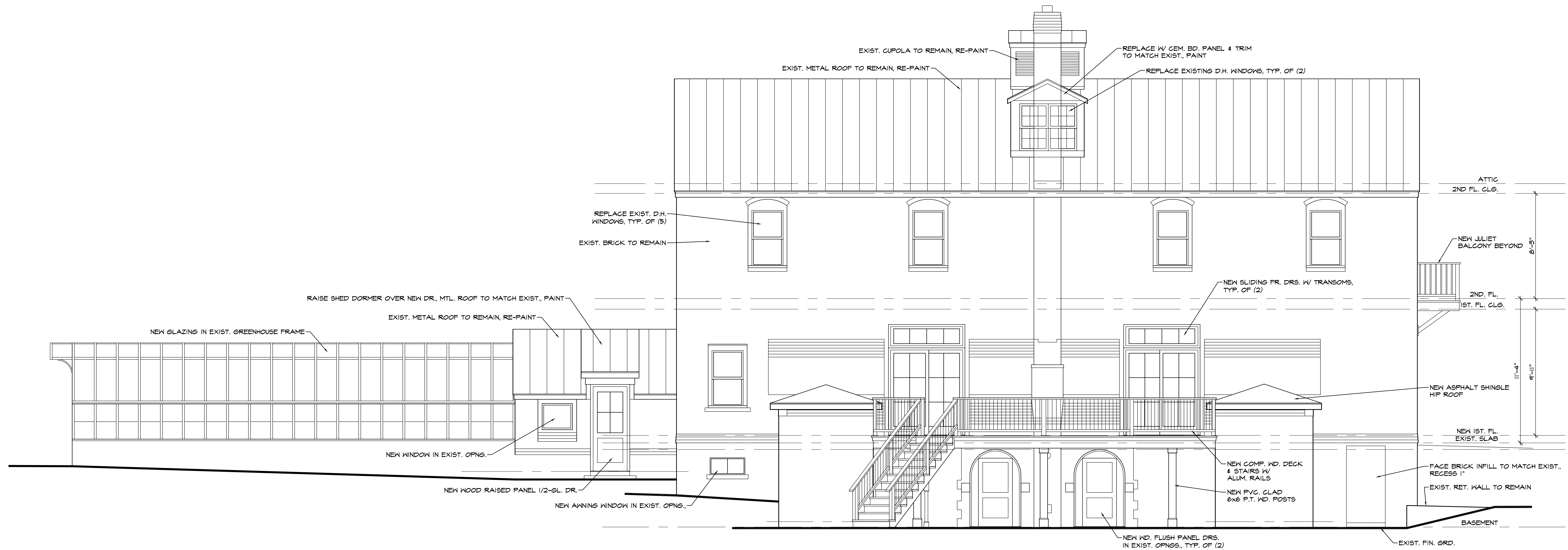
3 SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

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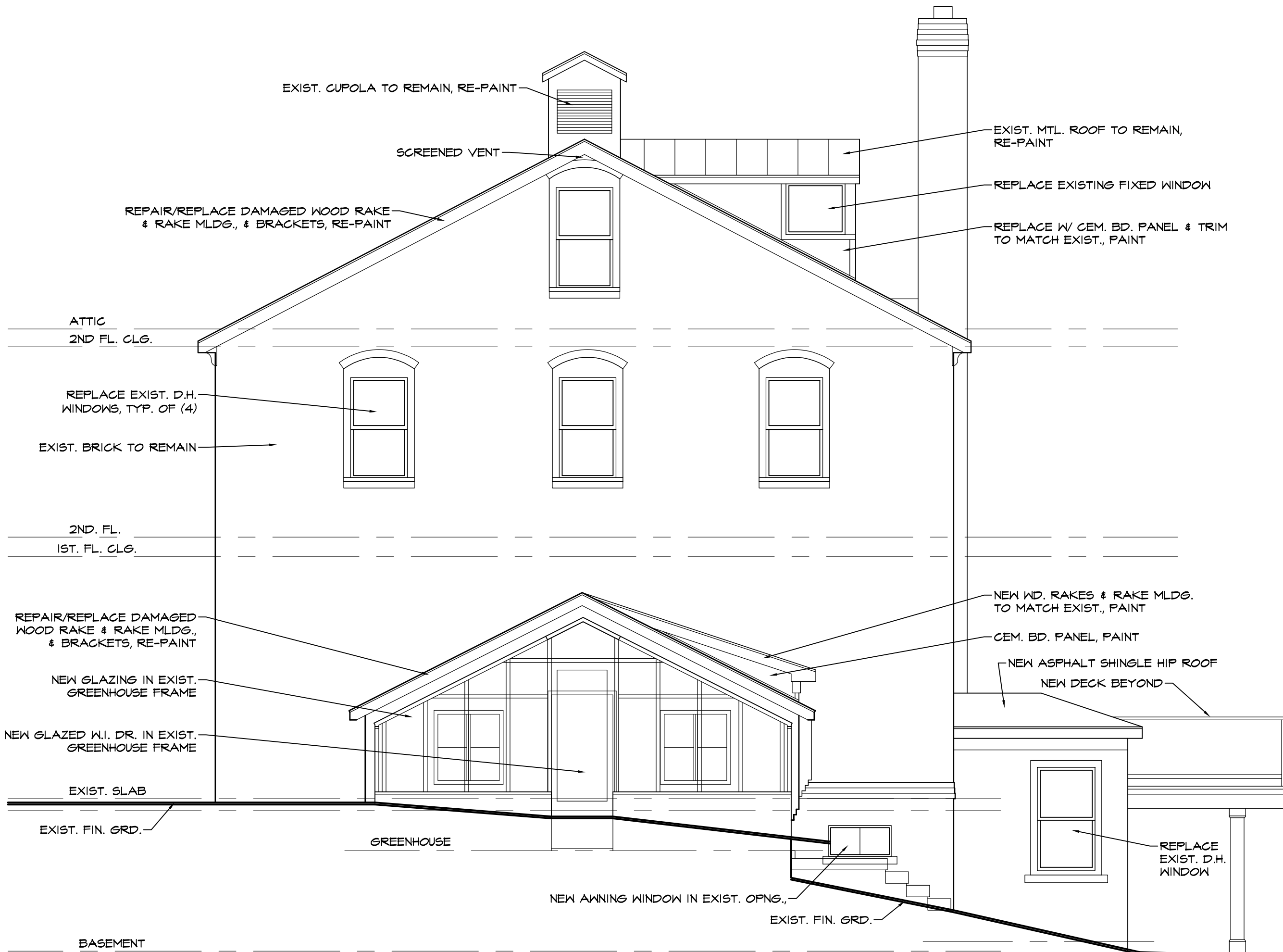
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**EXTERIOR
ELEVATIONS**

Sheet Number

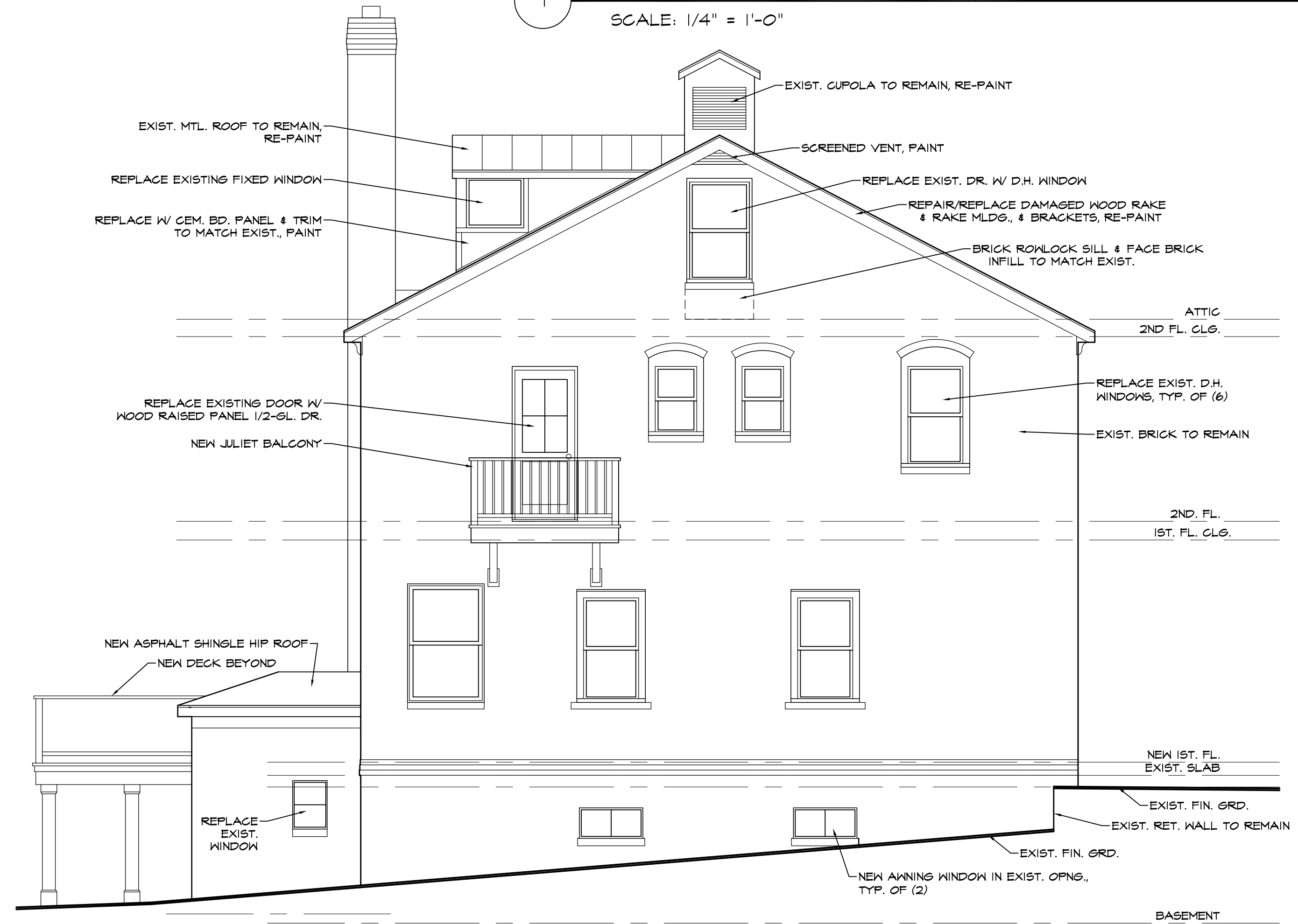
A1
SHEET 1 OF 4



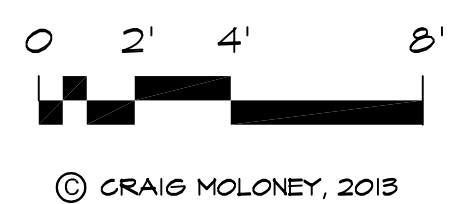
1 **PROPOSED REAR (NORTH) ELEVATION**
SCALE: 1/4" = 1'-0"

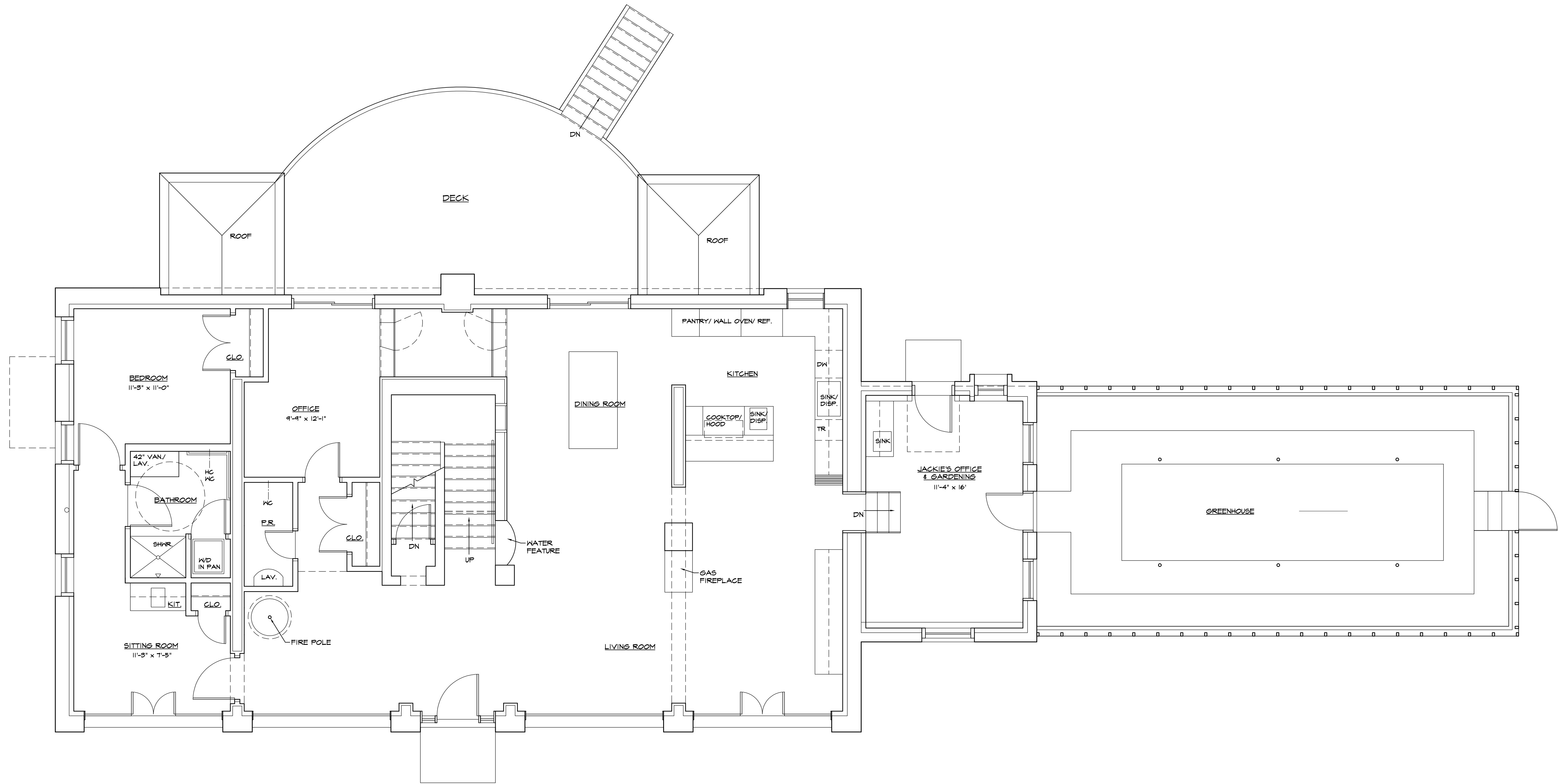


2 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



3 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"





1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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520 ANDERSON AVENUE
ROCKVILLE, MARYLAND 20850
301.294.0682

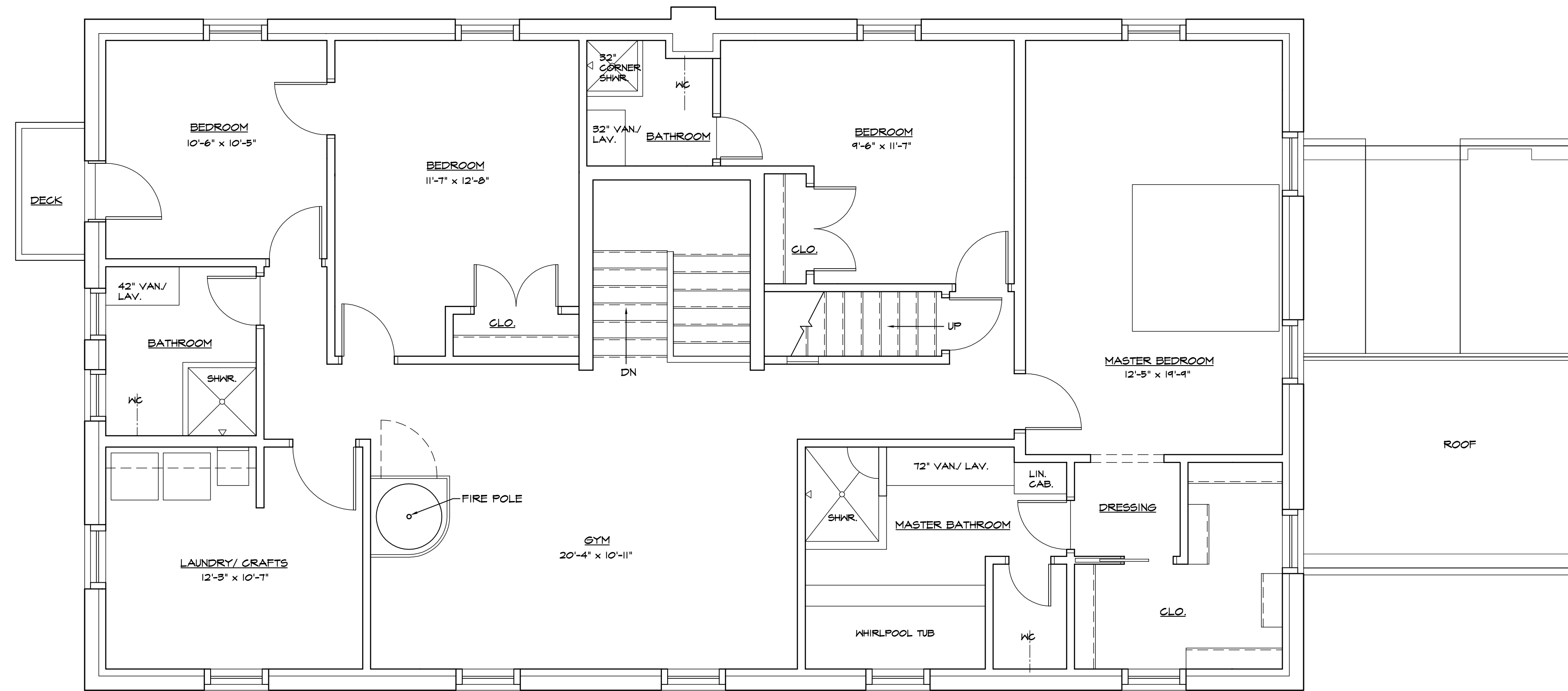
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EXPIRATION DATE: .

RENOVATION OF THE:
KRAKOVSKY RESIDENCE
321 FIREHOUSE LANE, KENTLANDS, GAITHERSBURG, MD

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Sheet Title
1ST FLOOR
PLAN
PROPOSED

Sheet Number
A1
SHEET 1 OF 4



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

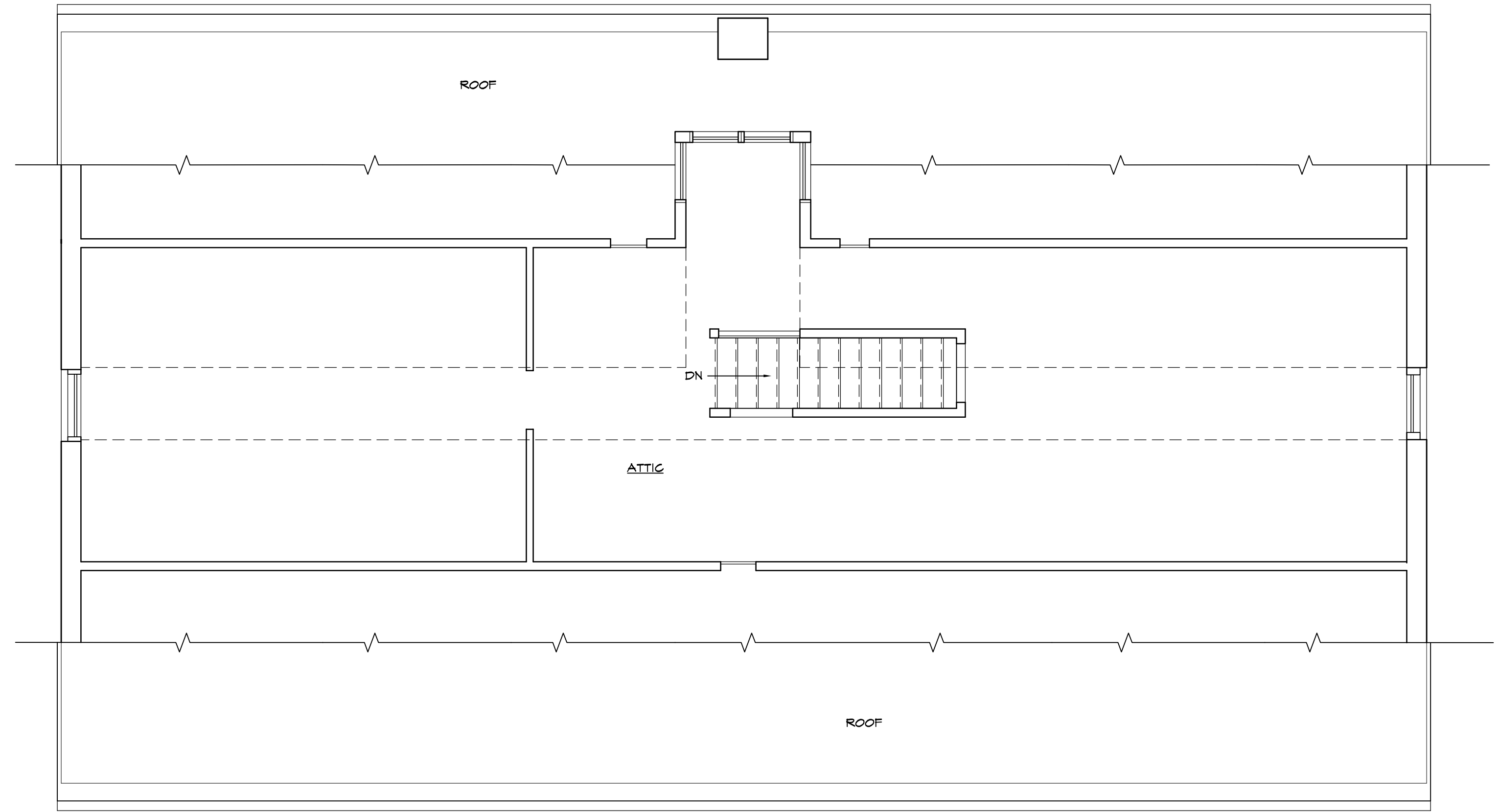
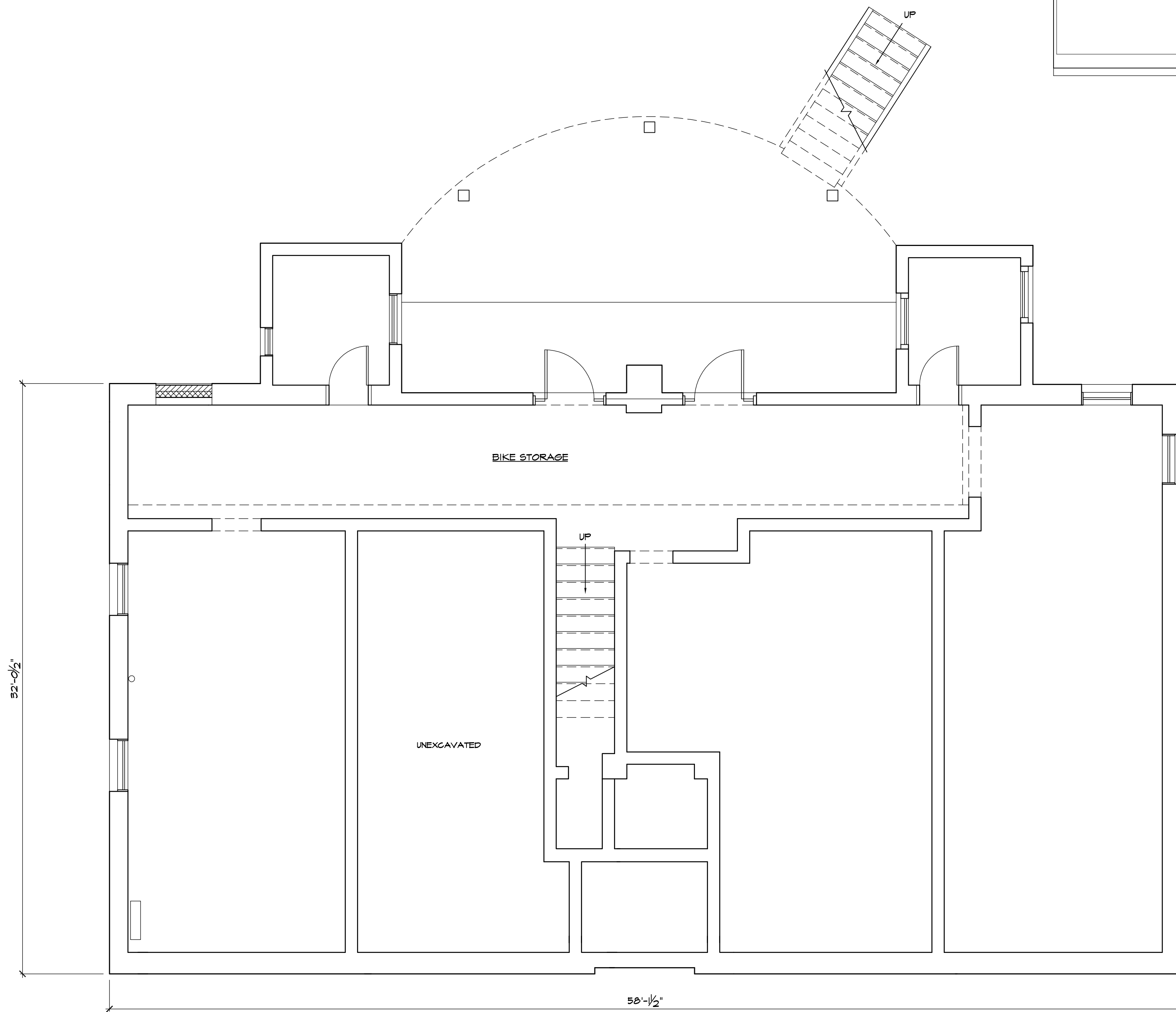


2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



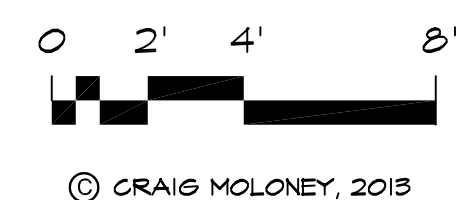
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| Sheet Title 2ND FLOOR & FRONT ELEV. PROPOSED | | | | |



1 PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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| BASEMENT & ATTIC PLAN PROPOSED | | | |

Sheet Number
A1
SHEET 1 OF 4









